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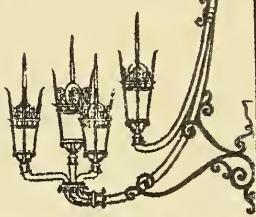
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DRAFT

CITY OF BOSTON

COMMERCIAL SHOPPING AREA SURVEY

VOLUME I

INTRODUCTION

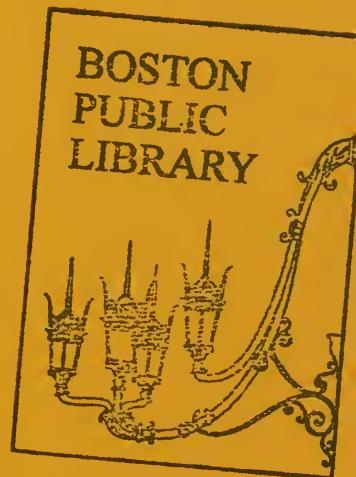
ALLSTON-BRIGHTON

BACK BAY-BEACON HILL

CENTRAL

CHARLESTOWN

DORCHESTER

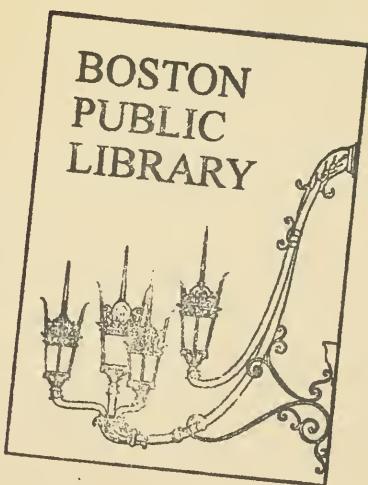


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CITY OF BOSTON
COMMERCIAL SHOPPING AREA STUDY

(DRAFT)

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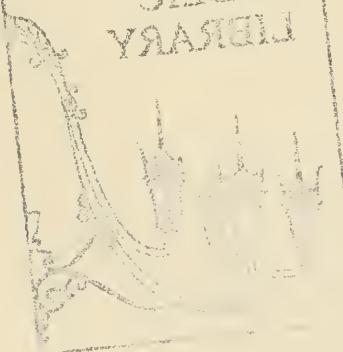


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I. INTRODUCTION

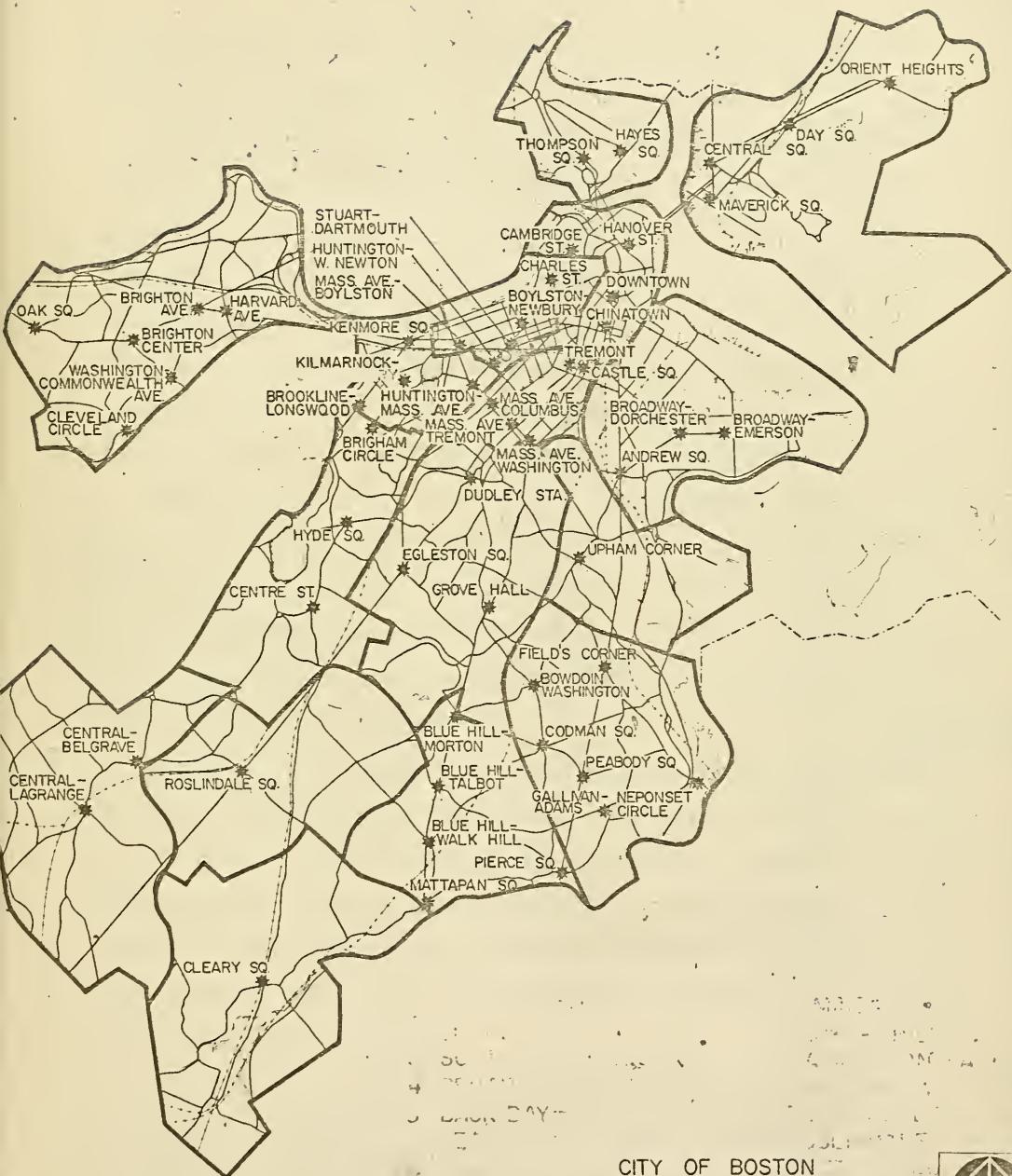
The commercial areas in the City of Boston were examined to determine which areas were in need of increased off street parking facilities, street trees, street furniture, neckdowns, improved pesestrian access and additional street lighting. An attempt was made to determine which areas in need of improvements could be improved at little expense to the City.

Upon examination, it was found that commercial areas in the City fell into three broad categories: regional areas, community areas and local neighborhood convenience areas. For the purpose of this report, the community commercial areas have been singled out as all of these areas are in need of improvements. Most of these areas can be improved by the addition of aesthetic type improvements without involving the private sector. However, it is hoped that such improvements will stimulate pravate investment and interest in the areas.

The following report contains a list of all commercial areas, a list of the twenty-seven community areas, a capsule summary, and a brief description of each area and maps of each area.

II. SUMMARY AND CONCLUSIONS

The primary purpose of this report is to examine the primary and secondary commercial areas in each district to determine which areas can be effectively improved by the addition of new street lighting, street furniture, neckdowns, off street parking facilities, shopper parks and other amenities. These areas have been examined and determinations have been made. Priorities for improvements to commercial areas within each



CITY OF BOSTON
SHOPPING AREAS

TON



district have been established. These priorities are based on the need for, effect of, and relative cost of improving each area.

The improvements consist only of aesthetic improvements. Actual improvements to physical buildings have not been considered in establishing this program for improvements. The physical condition of the private sector of each area does, however, play a major role in determining the effect of aesthetic improvements on each area. If the area's buildings were badly deteriorated and blighted, they would have a negative effect on any aesthetic improvements. However, if the physical areas were in good condition, the aesthetic impact would probably uplift the area.

Upon examination, it was found that all of the commercial areas studied were in need of some type of improvements. Twenty-seven of the fifty-three commercial areas studied are community centers. It is upon these areas that any improvement program should be focused. Sixteen of these community centers are generally in fair condition, seven areas are in poor condition and four areas are in good condition.

Twenty-two of the twenty-seven community centers have arbitrarily been assigned a high priority for improvements. These areas should be examined by the District Planners to justify this determination. These areas have been assigned a high priority primarily because of the great need for improvements. Some of the areas will remain viable without improvements. These areas are high priority areas because they can effectively be improved with relatively little expense.

The following is a list of the twenty-seven community centers showing the condition and priority for improvements assigned to each area. The District Planners should study these areas and select the area from their districts which they feel should be improved first. This should be the

area which has an urgent need for improvements, can effectively be improved with a modest expenditure of city funds, is most vital to the community and is the area which the residents of the community are most concerned about.

The areas selected for improvements by the District Planners should then be reviewed by the planning supervisor to determine city-wide priorities. From the list of thirteen areas submitted by the District Planners, four or five areas should be selected for immediate improvements. The program for improvements should then be geared to the specific problems of the selected areas.

Community Commercial Areas in Need of Improvements

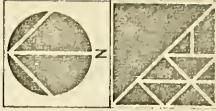
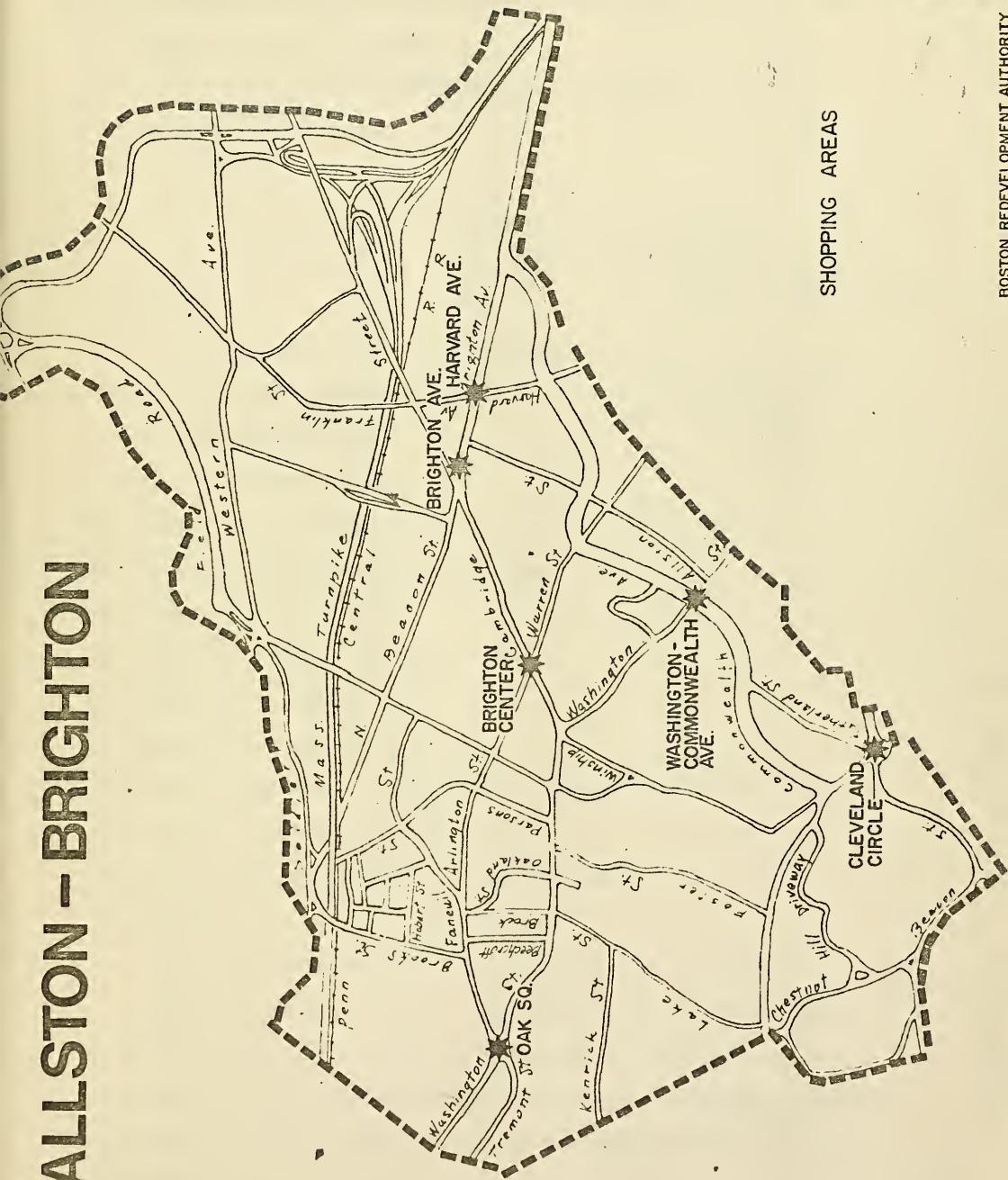
District/Area	Condition	Priority
<u>Allston/Brighton</u>		
Harvard Avenue	Fair	High
Brighton Center	Fair	High
Brighton Avenue	Fair	Middle
<u>Back Bay-Beacon Hill</u>		
Uptown (Boylston/Newbury)	Fair	High
Massachusetts Avenue/Boylston	Fair	High
<u>Central</u>		
Hanover/Salem	Fair	High
Chinatown	Fair	High
Downtown	Good	Low
<u>Charlestown</u>		
Thompson Square	Poor	Middle
<u>Dorchester</u>		
Codman Square	Fair	High
Uphams Corner	Fair	High
Fields Corner	Good	High
<u>East Boston</u>		
Maverick Square	Fair	High
Central Square	Good	High

District/Area	Condition	Priority
<u>Fenway/Kenmore</u>		
Kenmore Square	Fair	High
Huntington/Massachusetts Avenue	Poor	Low
<u>Hyde Park</u>		
Cleary Square	Fair	High
<u>Jamaica Plain</u>		
Centre Street	Fair	High
<u>Mattapan</u>		
Mattapan Square	Fair	High
Blue Hill Avenue/Morton Street	Poor	High
<u>Roslindale</u>		
Roslindale Square	Fair	High
<u>South Boston</u>		
West Broadway/Dorchester Street	Fair	High
East Broadway/Emerson Street	Good	Middle
<u>South End</u>		
Washington/Massachusetts Avenue	Poor	High
Tremont (from W.Newton to Berkeley)	Poor	High
<u>Washington Park/Model City</u>		
Dudley Station	Poor	Low
Grove Hall	Poor	Low
<u>West Roxbury</u>		
Centre/Belgrade	Fair	High

III. Allston-Brighton

- A. Harvard Avenue
- B. Brighton Center
- C. Brighton Avenue
- D. Cleveland Circle
- E. Oak Square
- F. Washington-Commonwealth Avenue

ALLSTON - BRIGHTON



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A. Harvard Avenue - from Commonwealth Avenue to Cambridge Street

1. Number of acres: nineteen

2. Existing uses; retail commercial, customer parking

3. Existing parking areas:

a. Private

1. Next to 121 Harvard Avenue

2. Area behind B.P.L.

4. Potential

a. 40 Harvard Avenue and abutting land

b. Rear #156-162 Brighton Avenue

c. 138 Harvard Avenue

d. 122 Brighton Avenue

5. Class "B" — ~~has this been checked?~~

6. Number of Retail Stores: seventy five

7. Number of banks: three

8. Number of offices: thirteen

9. Number of apartments: six

10. Number of gas stations: zero

11. Number of vacancies: nine — ~~give this as a % also~~

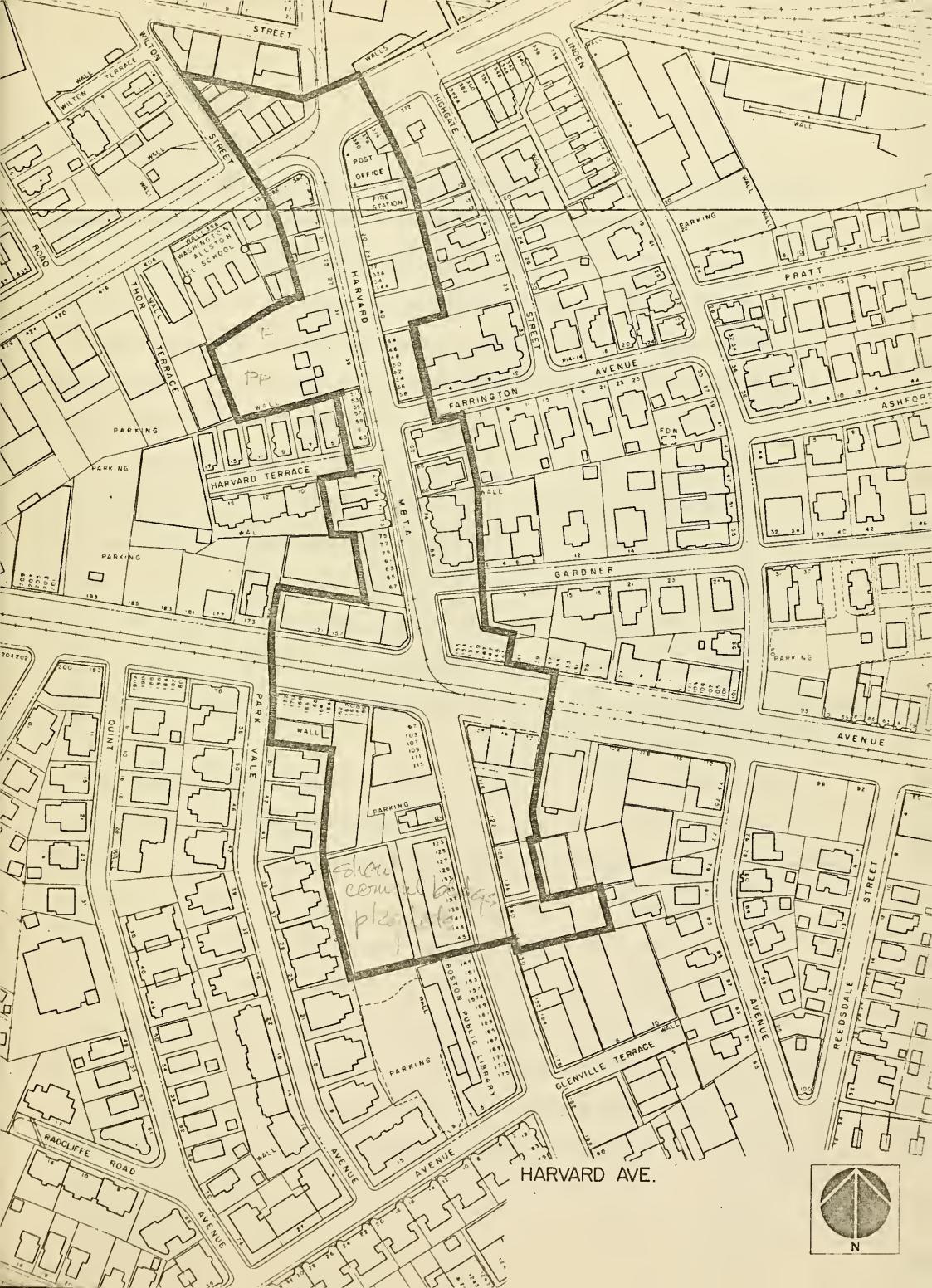
12. General condition of the area: fair

13. Total number of addresses: one hundred eight

14. Comments: *old fine*

The Harvard Avenue Commercial area is one of the most important community centers in Allston. The residents and the businessmen are very concerned about the future of the area. They feel that the area is being overrun by fast food enterprizes, nightclubs and adult book stores; thus destroying the area ~~has~~ community retail shopping area.

15. Priority: high



A. Harvard Avenue

1. Description - Size Location

The Harvard Avenue commercial area comprises approximately nineteen acres ~~acres~~ extending from Commonwealth Avenue to Cambridge Street. The area is a Class "B" commercial area and has approximately 85 retail and wholesale outlets. In addition to these the area has several apartments, offices, a library, fire station, used car dealer, post office, church, and several vacant stores. Harvard Avenue intersects Brighton Avenue; thus there are several stores common to each area.

2. Types and Number of Stores

The Harvard Avenue commercial area has approximately 100 businesses. The area has both retail and wholesale enterprises. Also, many dating bars, liquor stores, fast food stores, and other types of enterprises which cater directly to the large student population in the area are located on Harvard Street; however, there are grocery stores, apparel stores, furniture stores, banks, barber shops, laundries, beauty salons, etc., which serve the general community.

3. Conditions

The Harvard Street commercial area is generally in fair condition. The buildings from Commonwealth Avenue to Brighton Avenue are primarily in good condition. The other section of Harvard Avenue from Brighton Avenue to Cambridge Street is in fair-good condition. The area has only one structure that can be considered in poor condition and there are only five vacant buildings in the area. None of the structures are seriously blighted or deteriorated.

The Harvard Avenue commercial area is a strip commercial area. The buildings extend along both sides of Harvard Avenue with the entrances right on the sidewalk. As in most strip commercial areas, space is limited and ~~amenities~~ are lacking. Vacant land, which could be developed as a shopper's park is also lacking.

The Harvard Avenue Commercial area is approximately one-half mile long. The roadway itself is sixty-feet wide and is a two-way street. Cars park at the curb on both sides of the street thus limiting through traffic to one lane in both directions. The area is not large enough to widen the sidewalks in order to provide pedestrian amenities.

4. Parking

The Harvard Avenue business area is in desperate need of municipal parking, There is approximately 24,000 s.f. of available parking in the area. This is customer parking for a few of the businesses such as Bailey's Drug Store (5 spaces), Shawmut Bank (8 spaces), Blanchard's (20 spaces), and behind ~~223-175~~ spaces), Shawmut Bank (8 spaces), Blanchard's (20 spaces) and behind 123-145 Harvard Avenue (18 spaces). The parking lot on Glenville Ave. is Harvard Avenue (15 spaces). The parking lot on Glenville Avenue is owned by the G & G Auto Park which leases approximately 50 spaces by the month to residents in the area.

The area definitely has a lack of parking and also a need for a municipal parking lot. There are several possible sites which could be used for off street parking: 1. The Glenville Avenue Parking Lot, 2. #40 Harvard Avenue, 3. Behind #138 Harvard Avenue, 4. Behind #122-124 Brighton Avenue. Those sites are currently used by the owners for parking; conversion to a municipal facility should not be too expensive or difficult. However the feasibility should be determined. These lots may not be adequate or may not be obtainable.

5. Evaluation of Viability & Community Interest

The Harvard Avenue Business area is a viable area; however, it has its problems. The local businessmen claim that they are being squeezed by dating bars, fast food establishments, and liquor stores. The area is mainly populated by students and the commercial area is changing to meet their needs. The older community is upset by this trend and is getting together to fight what they feel are unwanted businesses currently the community is up in arms of the opening of an adult book store. The community feels that the commercial area is viable and they want to ^{keep} it that way. They are determined

6. Priority - Need - Effect

The Harvard Avenue business area has problems which should be studied and should be corrected. The parking problem is serious. The local businesses have very little parking and the businessmen are screaming for a municipal lot. The area also lacks amenities for shoppers. There are no benches or areas for shoppers to sit and relax for a few moments.

The Harvard Avenue area has a need. However it would take a considerable expenditure of city funds to have an impact on the area. The area is nearly a 1/2 mile long thus more than one parking lot would be required to supply adequate and convenient parking. ~~Amenities for~~
Amenities for shoppers would not be feasible because of the lack of space. ^{However} ~~Thus~~ the priority for improvements should be high. It should be the highest priority area for Brighton ~~because~~ the effect of improvements would be great and the concern expressed by the community is intense enough to justify a large expenditure of city funds.

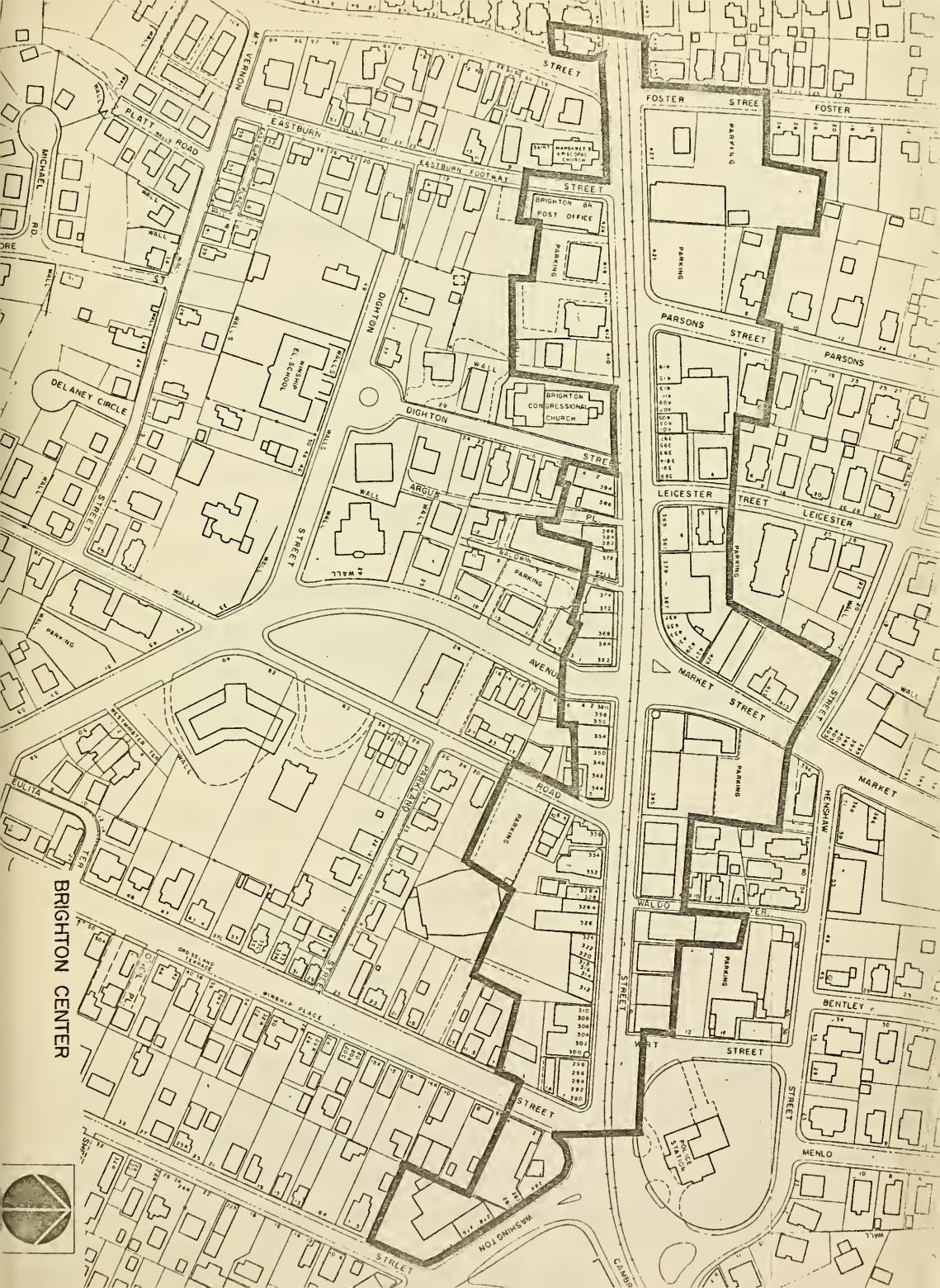
STORES ON HARVARD AVENUE

#	Street	Store
1	Harvard Avenue	Vacant
2	Blue Point Inc.	Tavern
3	8	Furniture Leasing of America
4	11 Vacant	
	11 Vacant	
	Vacant	
5	15	Whileys Antiques & Used Furniture
6	16	Fire Co. Eng. 41 Ladder 14
7	17	Baker Drug & Novelty Co. Sundries
8	20	Chain Baygain Store Inc. Clothing
9	22-24	Model Hardware Inc.
10	25	Donerite Col Auto Uphol. Clrs.
11	32	F C Gas Service Gas Water Heaters Sew
12	34	Allston Tavern Inc. Liquors
13	37	Weinstein Motors Used Cars
14	40	Ritchies Towing Service
15	44	Sallet Furniture Co.
16	47	U. S. Post Office
17	51 Vacant	
18	55	Central Appliance Service Center
19	57	Central Appliance Service Inc. Repairers
20	61-63	Rassells Furniture New & Used
21	64	Allston Methodist Church
22	66	Specialty Cleaners & Dyers
23	66A	Residence
24	66B	Allston Lock Co. (overflow) & apartments (6)
25	68	Allston Lock Col - Vacant
26	69	6 apartments

22	71	Harvard Avenue	4 Apartments
28	73		6 Apartments
29	74		6 Apartments
30	75		Sam's Laundry and Dry Cleaners
31	77		Council Thrift Shop (Used Clo)
32	81		Allen Supply & Surplus Co. Household Appliances
33	83	Vacant	
34	84		6 Apartments
35	85		Toll Gate II & Sperling Co. of N. Eng.
36	90		Lannes Beauty Salon
37	92		Lighting Fashing Center
38	94		Washerette Self Sewv. Laundry
39	99		BostonPaint Supply
40	103		Blanchards Inc. Liquor
41	113		Blanchards Inc. Parking Lot
42	116		Warren's Men Store
43	120		Quality Delicatessen
44	121		Brighton Five Cent Savings Bank
	122		Fathers Restaurant
45	122		Fathers Restaurant
	125		Eastern Enterprises Inc.
46	125		City Bank & Trust
47	125		Seltzer & Co.
48	125 rear		Body & Soal
49	125 rear		
50	127		Paradise Travel Service, Inc.
	126		<i>Body & Soul</i>
51	128		H-Two-O Water Beds
52	130		Cappy Jean Inc. Beauty School
53	131	Vacant	
54	132		Academy of Beauty Culture
55	133		Tripoli Market Groceries
56	134	Vacant	

57	135	Harry Koss Watchmaker & Jeweler
58	136	Three Roses Pizza
59	137	Home Fair Discount Center
60	138	Allston Storage Sharehouse
61	140	Kenley's of Allston Women's Apparel
62	141	Allston/Brighton Area Planning Action Council
63	145	Allston/Brighton Neighborhood Employment Agency
64	146	Harvard Dress Shop
65	146	Woolworth
66	150	Jo Fran Shop
67	150	Jo Fran Shop
68	151	Nobby's Men's Shop Inc.
69	152	Eastern Enterprise
70	152	Miriam Trading Co.
71	153	Harriets Children's Shop
72	154	Vacant
73	155	Thom McAn Shoe
74	156	Vacant
75	157	Insurance & Realty
76	157A	Rings & Things
77	160	Harvios Alloy Precision Metals
78	160	Cohen Philip & Co. Appraisers
79	161	Dentist - John Hancock Ins.
80		Real Estate - Podiatrist - Personnel
81		Brokerage - B.P.L. - Optometrist
82	162	2 vacancies
83	162	Rose Fish Market
84	162	Capital Formal Shop Tax Rental
85	164	Quality Meat Shop
86	165	Betsy's Fashion Fabrics

86	166	Army NAVY
87	168	Suburban Hair Goods
88	170	H & R Block
89	171	Shawmut Bank
90	172	Growdes Fruit Co.
91	174	Vacant
92	175	Bailey's Drug
93	176	Star Cleaners
94	188	Tower of Pizza
95	179-181	Edward's Coiffeures
96	181A	Harvard Barber Bpp & 9 rooms
97	184	A & P
98	185	Income Consultant
99	186-188	Bunretty's
100	187	Smart Uniform Center
1-1	190	Optician
1-2	192	Arena Loan Co.
1-3	193	Macy Macy's Liquor
1-4	193	Auto Body Shop
1-5	194	Experiment Two



B. Brighton Center

1. Number of Acres: Eighteen
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas:
 - a. Private
 - (1) Lot behind #16 Wirt Street
 - (2) Lot behind #418 Washington Street
 - (3) Lot at Corner of Parsons and Washington
 - (4) Lots behind 290-338 Washington Street
 - (5) Lots behind 329-343 Washington Street
 - (6) Lots behind 412-414 Washington Street
 - b. Municipal
 - (1) Area next to 398 Market Street
 - (2) Angle Parking adjacent to Police Station
 - (3) On Street meter parking
4. Potential:
5. Class "B"
6. Potential: Vacant lot behind Parsons and Washington Street
7. Class "B"
8. Number of Retail Stores: Sixty-five
9. Number of Banks: Six
10. Number of Offices: Nineteen
11. Number of Apartments: Nine
12. Number of Gas Stations: Two
13. Number of Vacancies: Six
14. Total Number of Addresses: 113
15. General Condition of the Area: Fair
16. Comments: Brighton Center is a community commercial area which suffers

Ex/c

14. Comments: Brighton Center is a community commercial area which suffers from an inadequate off street parking facilities, open space and amenities. Community concern although high is not as concerned about Brighton Center as it is about Harvard Street.
15. Priority: High

II - Brighton Center

A. Description - Size - Location

Brighton Center is one of the most important of Brighton's several retail commercial areas. The retail area extends along Washington St. from Cambridge St. to Foster St. a distance of approximately 2/5 of a mile; the area contains approximately eighteen acres. Approximately 90 stores, banks and offices are located in the area, primarily along Washington St. In addition to these 2 residences, several public buildings, private clubs, 2 gas stations and 8 vacant buildings are located in the center.

B. Types and Numbers of Stores

Brighton Center contains approximately 90 stores which provide the basic goods and services needed by the community which it serves. Included among its stores are a textile goods, several fast food, banks, insurance firms, gas stations, a police station, post office, churches, private clubs, realtors, furniture and drug stores & offices. A Woolworth's, a pub and a cafe are located on Market St. The Warren Hall Market and Horrigan's Market are the local grocery stores. The majority of the stores are retail oriented and as such deal directly with the public.

C. Conditions

The physical condition of the Buildings is fair to good. As noted Brighton Center is a long narrow strip commercial area. The stores are attached in Block Long Rows fronting on Washington St. The Buildings are one, two and three stores and are fairly well kept. The stores are all occupied and operating. The area has approximately 8 vacant buildings and no abandoned or seriously blighted areas. Only four stores can be considered in poor condition.

Brighton Center is a strip commercial area with the structures at the side walk. Thus the area does not have a green or park for pedestrians and shoppers. The area also lacks available vacant land which could be developed as a park. In addition, the sidewalks are not wide enough to allow benches for shoppers.

Washington Street at Brighton Center is approximately 70' wide. Cars are allowed to park on both sides of the street limiting the traffic to two lanes, one in each direction. Trolley car tracks, once used by the now defunct Oak Square Branch Line, remain in the right of way and should be considered as an impediment to through traffic. The tracks should be removed and the street repaved. Possible, the Side Walks could be widened to allow space for the installation of pedestrian amenities.

D. Parking

Brighton Center has roughly 221,000 S.F. of available off Street parking space which provides approximately 750 spaces. The majority of this space is located behind the businesses on Washington St. Most of the available space is privately owned by the Banks, Stores, Offices, and Markets. They provide space for their customers only. The municipal parking lot is located on Market Street and provides space for forty cars. Also approximately 75 spaces are available along Washington St.

It appears that by sheer number that there is more than enough parking in Brighton Center. However, in actuality a real parking problem exists. The problem is primarily the result of poor access to and poor visibility of the existing areas. The area lacks signs directing shoppers to the existing lots. Access to the lots is from the side streets and is not very convenient or accessible from Washington Street. Also, people tend to want to get as close to the store as possible. Thus they desire to park along Washington St. which increases congestion and restricts pedestrian movement.

E. Evaluation of Viability

Brighton Center is a viable community shopping area. The area provides the essential goods and services needed by the Community. The stores are in relatively good condition and they attract the necessary customers to maintain operations in the center. Improvements should be undertaken to increase the viability of this area.

F. Priority - Need - Effect

Brighton Center has a need for improvements. The parking situation should be studied and improvements undertaken which would increase use of the existing areas. The area also lacks green space and pedestrian amenities. Efforts should be made to add benches or to create a small park for shoppers. Physical improvements are also necessary on Washington Street. The trolley tracks should be removed., the side walks widened, the street repaved and parallel parking limited.

The effect of this type of treatment would be very beneficial to the area. It would make the center a more attractive place to shop and could stimulate commercial activity and possibly private enterprise. The cost of these improvements would not be prohibitive. Part of the cost of removal of the trolley tracks and the repaving of the street could possibly be defrayed by the state. Thus, it is felt that among the several areas in the district Brighton Center should have ~~the first or~~ highest priority for improvements.

Property in Brighton Center

1.	280	Washington St.	Karas Pharmacy
2.	280		Corner Drug
3.	280		39 Offices
4.	282		Gas Station
5.	290		Winship Spa
6.	298		Bright Spot Restaurant
7.	300		Barber Shop
8.	301		Police Station
9.	302		6 Apartments
10.	304		Brighton Tap & Restaurant
11.	306		5 Apartments
12.	309		Brighton Five Bank
13.	310		Geo. Bernstein Furniture
14.	311		Int. Brotherhood of Electrical Workers
15.	311		Barber Shop
16.	311		Construction Co.
17.	311		Vacant
18.	313		Warren Hall Market
19.	314		Vacant
20.	314A		Vacant
21.	317		Sonny's Men's Bar
22.	318		Vacant
23.	319		Brighton Upholstering
24.	320		Gino's
25.	321		Old Town Hall
26.	323		K of C
27.	324		Vacant
28.	326		Brighton Lodge 2199
29.	328		Mandy's & Joe's
30.	329		Imperial Pizza
31.	331		Realty
32.	332		Ralph Jordan's Textile
33.	333		U.S.A.F. Recruiting
34.	337		29 Apartments - Rooms
35.	338		Piccone Pharmacy
36.	339		Cleaners
37.	341		Legal Aid
38.	344		Tavern
39.	344		Realty -- Rooms (2)
40.	346		Optometrist
41.	349		Davis Flower & Gift Shop
42.	350		International Bicycle Center
43.	351		Donut Shop
44.	353		11 Rooms
45.	355		Cocina's Hair Design
46.	356		Dorr's Liquor Mart
47.	357		Barber Shop
48.	358		Laundrette
49.	358A		Barber Shop
50.	359		Family Loan Corp
51.	360		Betty Made Women's Clothes
52.	362		Harvard Corp.
53.	363		U. S. Trust Co.
54.	364		Reed T.V. & Radio
55.	364A		10 Apts.



Property in Brighton Center (Cont. 'd)

56.	365	Washington Street	Rourke's Drugs
57.	365		14 Rooms
58.	366		Home Supply Hardware
59.	367		Ace Television
60.	369		Beauty Salon
61.	371		Brigham's
62.	372		Barber's
63.	373		Minihane's Flower & Garden Shop
64.	375		ArtsCraft Drapery Shop
65.	377		Insurance
66.	379		Cleaners
67.	380		Stratford House Furniture
68.	381		G A C Tax Return
69.	383		Angies Shoe Repair
70.	384		Real Estate
71.	384 $\frac{1}{2}$		5 Apartments
72.	385		Budget Beauty Salon
73.	386		Dentist
74.	388		Cleaners
75.	388		6 Apartments
76.	389		Kelly's Pharmacy
77.	391		Sed's Delicatessen
78.	393		Jay Francis Gift Shop
79.	394		General Ambulance Service
80.	395		Daniel's Bakery
81.	396		Insurance
82.	403		Beauty Shoppe
83.	404		Church
84.	405		Linen Mart
85.	410		Rectory
86.	411		Vacant
87.	414		Brighton Co Op Bank
88.	415		Residence
89.	417		Laundry
90.	418		Brighton Medical Bldg.
91.	419		Palace Spa
92.	422		Rosecraft Jewelry
93.	424		Post Office
94.	427		Horrigan's Market
95.	430		Vacant
96.	433		Gas Station
97.	434		Residence
98.	438		Dentist & Optometrist
99.	396	Market St.	Corris Pub
00.	406		Fremont Bag Co.
01.	410		6 Apartments
02.	410A		H & R Block
03.	412		Commonwealth Adjustment Bureau
04.	412A		Insurance
05.	414		11 Apartments
06.	415		Shawmut Bank
07.	416		Imperial Tavern
08.	418		Barber Shop

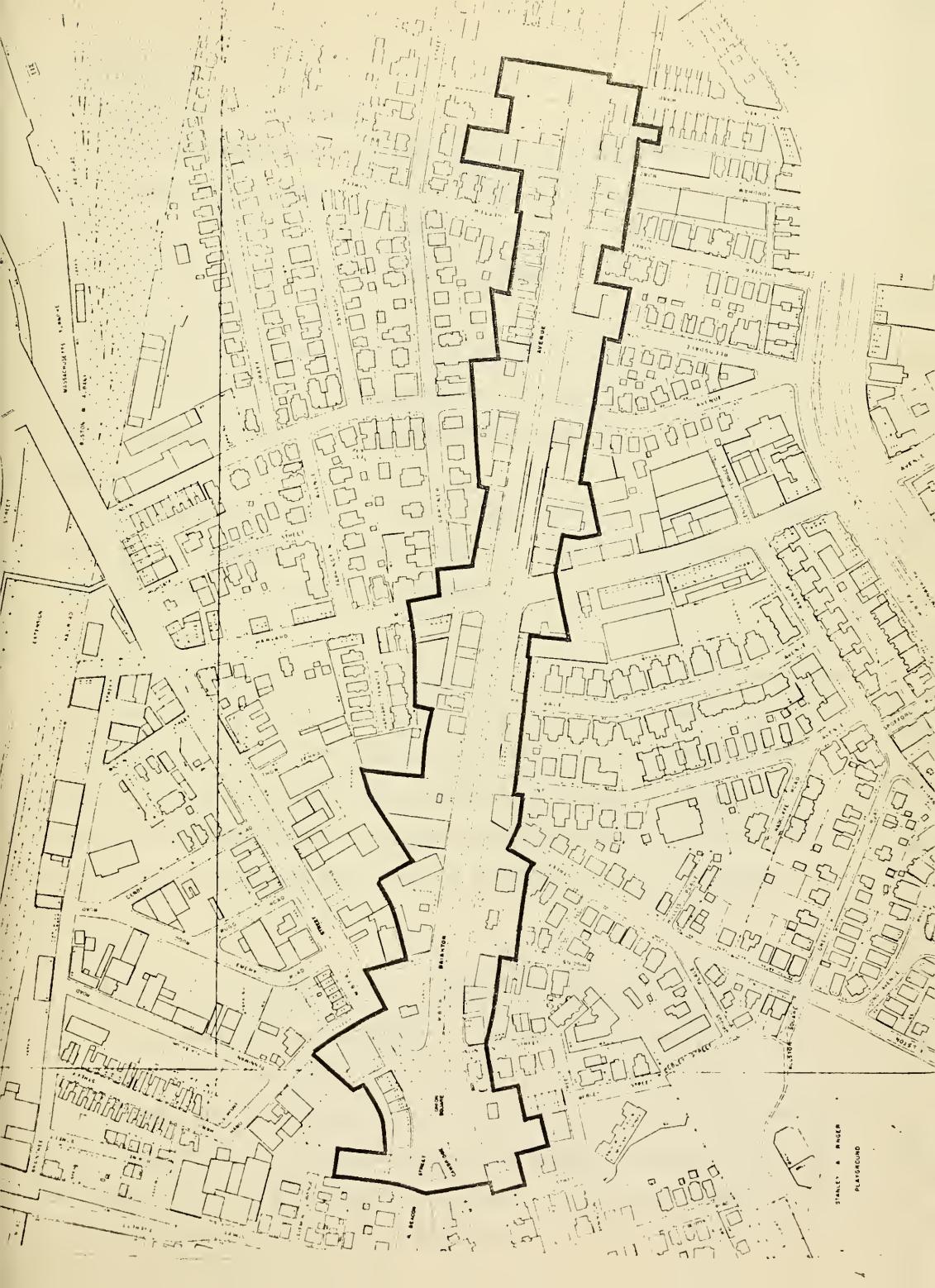
Property in Brighton Center (Cont. 'd)

108.	420	Market St.	Vacant
109.	427		WWoolworth
110.	431		Brian's Stationary
111.	435		Savings & Loan
112.	437		Self Service Shoe Retail
113.	439		Tailor

C. Brighton Avenue

SEP 12 1973

1. Number of acres: ~~ninetow~~
2. Existing uses: Retail commercial, customer parking
3. Existing parking lots:
 - a. private
 1. Corner p6fBrightpn Ave. and Cambridge St.
 2. Area at 217 Brighton Avenue
 3. Areas at 185, 193 Brighton Avenue
 4. Areas at 39, 37 Brighton Avenue
 5. Area next to 25 Brighton Avenue
 6. Area next to 115 Harvard Avenue
 - b. Municipal: Done off street
4. Potential: Behind 3 North Beacon and 475 491 Brighton Ave.
5. Class "B"
6. Number of retail stores: seventy two
7. Number of banks: tthree
8. Number of offices: eight
9. Number of apartments: twenty seven
10. Number of Gas Stations: two
11. Number of Vacancies: eight
12. Total number of addresses: one hundred ~~nineteen~~^{twentysix}
13. General condition of the area: fair
14. Comments: Brighton Avenue is a commercial strip consisting of retail commercial, general commercial, automobile related industry (repair shops, parts and showrooms), and some manufacturing. The area is in fair condition and could use improvements. The priority, importance and community concern for this area is considerably less than Harvard Avenue and Brighton Center.
15. Priority: middie



Brighton Avenue

SEP 12 1973

A. Description - size - location

The Brighton Avenue commercial area extends from Commonwealth Avenue to and including Union Square. The area intersects the Harvard Avenue commercial area. The Brighton Avenue commercial area is a long strip commercial district consisting of approximately nineteen ~~acres~~.

B. Types and numbers of stores

The Brighton Avenue commercial area is more of a general commercial than a retail commercial area. The area contains four automobile showrooms, nine automotive parts stores, several manufacturing companies, a moving and a trucking firm.

The retail stores include four groceries, four furniture stores (new, used and antique), a pharmacy, book store and fourteen restaurants and lounges. The area also contains twenty three apartments and eight offices.

C. Conditions

The area is generally in fair condition, the buildings are in fair condition; no structures are seriously deteriorated. Brighton Avenue is a very long strip commercial area extending approximately a half mile along Brighton Ave. to Union Sq. as in most strip areas, amenities are lacking. The area has a need for additional street trees, street lighting and other amenities. The area also lacks vacant land which could be developed as a park or a parking lot.

D. Parking

The Brighton Avenue area has six available off street parking areas, however, these areas are rather inconvenient. Because of the length of the area, a significant walk is required to reach many of the stores from the existing parking areas. All of the areas are private lots for particular store customers only. Parking is also available at meters along Brighton Avenue. The area has one potential area which could be developed in Union Square. However, it appears that this area will be used for housing.

E. Evaluation of Viability

SEP 12 1973

This area is a viable area. However, it is primarily a general commercial area rather than a retail area. The existing retail stores do not function as a community shopping area. Rather they provide services and convenient goods for both the community and workers in the area.

F. Priority - need - effect

The Brighton Avenue area is in need of improvements. However, since the area is not primarily a retail area, priority is neither high nor low but is somewhere in between. Also the need for improvements in this area is not pressing. The Brighton Avenue area will continue to function and will remain viable without the addition of amenities. The area is in no real danger of deteriorating. Also the effect of cosmetic improvements on an area is hard to judge. The effect may not justify the cost of the improvements.

11

SEP 12 1973

1.	2	The Sandwichman
2.	4	Lyons Press
3.	8	Webber Sign Company
4.	12	Richardson and Walker Inc. Auto Radio Sales
5.	14	Muffler Village Antiques
6.	16	Boston Cartridge Tool Company
7.	18	Britannic Motors Auto Dealers
8.	19	Apartments
9.	21	Apartments
10.	22	Columbia Auto Painting Company
11.	23	Apartments
12.	24	Video Theatre Productions
13.	25	Apartments
14.	26	Auto Showplace Inc.
15.	28	Vacant
16.	32	British Continental Motor Co.
17.	37	Diebold Inc. Office Equipment
18.	39	Accounting Corp. of America
19.	40	Church
20.	48	Apartments
21.	55	A & J Auto Ignition Co.
22.	56	Apartments
23.	57	Apartments
24.	59	Apartments
25.	60	Apartments
26.	61	Apartments
27.	62	University Camera
28.	63	Apartments
29.	64	Sid's Grocery

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30.	65	Apartments
31.	66	Chester Pharmacy
32.	67	Apartments
33.	68	Vacant
34.	71	Apartments
35.	72-76	Alpine Associates
36.	73	Apartments
37.	75	Apartments
38.	77	Apartments
39.	80	Holiday Magic Cosmetics
40.	81	Apartments
41.	83	Apartments
42.	85	Apartments
43.	87	Apartments
44.	89	General Contractor
45.	95	Vacant
46.	100	Gas Station
47.	101	Lindew's Supperette
48.	103	Golden Dragon Inc.
49.	105	Uncle John's Furniture
50.	107	Allston Dental Lab
51.	108	Rusco Products Co.
52.	109	Wilderness House
53.	111	Barber Shop
54.	111A	Allston Tenants Union
55.	112	Foreign Auto Parts
56.	113	National Floors Co.
57.	116	New England Speed Equipment
58.	121	Nickerson Hardware
59.	124	Boston Cycles

Brighton Ave.

60	125	Vacant
61.	128	Fern Cleaners
62.	129	High Fidelity Service Center
63.	131	Vacant
64.	132	Le Chalet French Restaurant
65.	133	Brighton Avenue Cafe
66.	135	Big Bills Used Furniture
67.	136	Rires\$tnational Bank
68.	137	Real Estate
69.	138	Apartments
70.	138	Beauty Shop
71.	138	Lawyer
72.	138	Glassware Distributors
73.	138	Insurance
74.	139	Allston Bowl Adrome
75.	140	Rileys R Rileys Roast Beef
76.	141	Laundry
77.	143	Sub Shop
78.	145	Shawmut Loan Co.
79.	147	Bry Bill Annex.
80.	151	Restmauant
81.	153	Apartments
82.	154	Lawyer
83.	155	Drug Store
84.	156	The Chicken House
85.	157	Brighton Co op Bank
86.	158	Richdon Tavern
87.	160	Montague Brown Inc.
88.	161	The Bacchanal

SEP 12 1973

Brighton Ave.

89.	164	Allston Pet Shop
90.	164a	Babber Shop
91.	165	Michelson Furniture Co.
92.	166	Tailor
93.	167a	Allston Moving Co.
94.	168	Coiffures
95.	168a	Lotus Art and Gift Shop
96.	169	Vacant
97.	170	Realty
98.	172	Bookhand Book Store
99.	173	Funeral Home
100.	174	Gen's Superette
101.	178	Apartments
102.	180	Laundry
103.	182	Vacant
104.	183	Chysler Plymouth City Inc.
105.	184	Vacant
106.	186	Alme electronics
107.	188	Wabness Trucking Company
108.	190a	Allston Pizza House
109.	192	Cumberland Farms
110.	194	Ace Auto Radiator Company
111.	196	General Auto Parts
112.	200	Silhouette Lounge
113.	201	Automotive Distributors.
114.	202	Burger King
115.	210	Nebko Corp. Restr.
116.	210	General Electric Corp.
117.	217	Arcand Sales

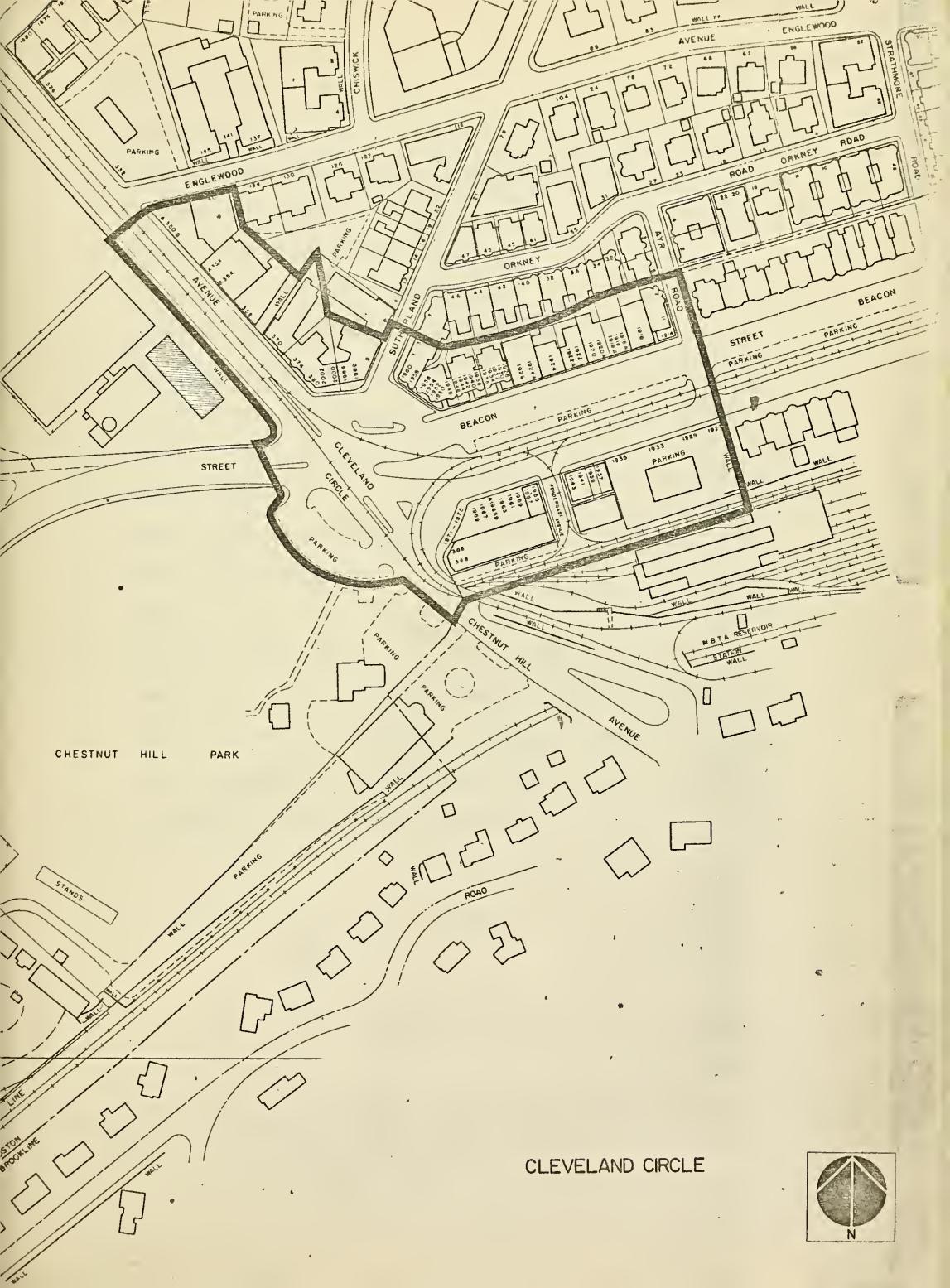
SEP 12 1973

Brighton Ave.

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- 118. 212 Gas Station
- 119. 229 Archand Sales and Service
- 120. 231 Lyco Engineering Corps.
- 121. 244 Hunt Margunot
- 122. 244 Goldstein Furniture
- 123. 254 U.S. Window Corp.
- 124. 258 Residence
- 125. 260 Residence
- 126. 264 Residence

Det 6



CLEVELAND CIRCLE



4. Cleveland Circle

- A. Number of Acres: Seven
- B. Existing Uses: Retail Commercial, Customer Parking
- C. Existing Parking Lots:
 - (1) On Beacon Street 18,000 s.f.
 - (2) 40 spaces in front of Cassidy Field
 - (3) Behind 1933-1969 Beacon Street 10,000 s.f.
 - (4) Behind 1962 Beacon 5,000 s.f.
 - (5) 1933 Beacon Street 15,000 s.f.
- D. Number of Retail Stores: 35
- E. Number of Banks: 3
- F. Number of Offices and Apartments: 6
- G. Number of Gas Stations: 1
- H. Vacant: 8
- I. Condition of Area: Good
- J. Comments: Cleveland Circle is a viable neighborhood shopping area. Parking is adequate at this time. Priority is middle as this area should be maintained and not allowed to deteriorate. The addition of pedestrian amenities could help to accomplish this.
- K. Priority: Middle

IV. Cleveland Circle

A. Description - Size - Location

Cleveland Circle is located at the intersection of Chestnut Hill Avenue, Beacon Street, and Sutherland Road. The area contains approximately seven acres on which approximately thirty-five retail stores, several offices, two banks, and six residential uses. The area is a small neighborhood-oriented shopping area. Most of the stores are on Beacon Street with a few ~~there~~ on Chestnut Hill Avenue.

B. Types and Number of Stores

The Cleveland Circle Commercial Area is oriented towards the neighborhood. The area is a class "C" area with roughly thirty-five stores. These ~~are located~~ include two groceries, a variety, several restaurants, barber shop, beauty shop, hardware, stationery, drug store, and two banks. The area lacks a large department or clothing store. The area functions mainly to supply the neighboring community with convenience type goods and services.

C. Conditions

Cleveland Circle is in good condition. The buildings are sound and reasonably well kept. The structures are located on both sides of Beacon Street and on one side of the smaller strip commercial areas extending less than a fifth of a mile and comprising one block on Beacon Street and one block on Chestnut Hill Avenue.

~~They are although~~

The area although small is served by the MBTA Green Line. The trolley line is located in the middle of Beacon Street amenities for both shoppers and commuters are lacking. The area is directly across the street from Chestnut Hill Park; However this is a recreation area and not a shopping park.

D. Parking

Cleveland Circle has approximately 100 parking spaces available on Beacon Street and at the Circle. In addition, there is off-street parking available behind the stores for roughly 100 cars. It appears that the available parking is adequate at this time.

E. Evaluation of Viability and Community Concern

Cleveland is a viable community shopping area. Although the area is small, it is a valuable secondary commercial area. It supplies the neighborhood with supplementary goods and services on a daily basis. The vacancy rate is low and the area is in good condition. It appears that the area will remain viable.

F. Priority - Need - Effect

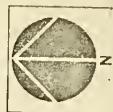
Cleveland Circle does not have a pressing need for improvements at this time. However, because the area is small and cohesive. Any improvements will maintain and possibly increase the viability of the area. New facilities for shoppers and commuters such as benches along Beacon Street and improved pedestrian access could be effective. Priority is neither high nor low but is somewhere in between.

CLEVELAND CIRCLE

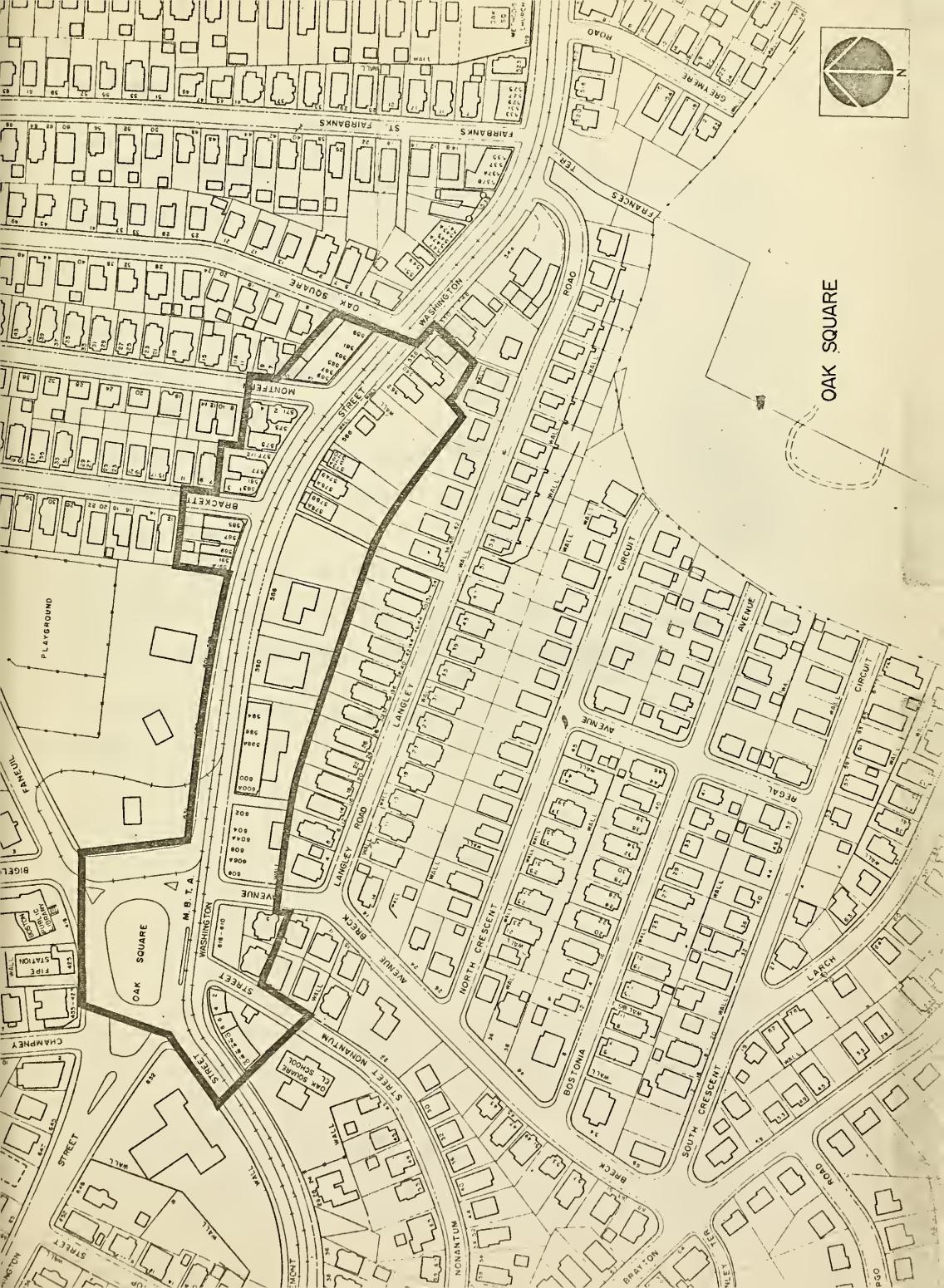
1912	Beacon Street	Beauty Pavillion
1914		Residence
1916		Beacon Stationery
1916A	Vacant	
1916B		McManus Ice Cream
1918		Circle Deli Restaurant
1918A		Optician
1918B		Beacon Cooperative Bank
1920		Highland Hardware
1920A		Pino's Pizza
1922		Reservoir Provision Co. - Grocery
1928		Beauty Aids Discount Store
1924A		Zallen's Restaurant
1926		Granite 5 & 10
1927		Gas Station
1928		Joe's Barber Shop
1930		Vacant
1932		6 Apartments
1934		Shoe Repair
1936		Cleaners
1937	Vacant	
1939		Cafeteria
1940		Chestnut Hill Market
1942		6 Apartments
1943	Vacant	
1948		Brighton Five Savings Bank
1950		6 Apartments

1952	Beacon Street	Vacant
1955		Gas Station
1956		Eaton's Variety
1960		Circle Lounge & Grill
1967	Vacant	
1964	Vacant	
1970		Residence
2000		U.S. Trust Co.
2001	Vacant	
2001		20 Offices
2002		Hospital Pharmacy
2300		M.D.C. WaterWorks
2436		M.D.C. Water Division

332	Chestnut Hill Avenue	Gas Station
350		Cleaners
354A	Vacant	
354B	Vacant	
356		Hair Stylists
356A		Travel Bureau
356B		Pizza Pad
358		National Shqumut Bank
370		Apartments
370A		Circle Barber Shop
372		Insurance
274		25 Apartments
381		Howard Johnson's
385		Circle Theatre



OAK SQUARE



SEP 7 1973

5. Oak Square

- A. Number of Acres: Eighteen
- B. Existing Uses: Retail Commercial Customer Parking
- C. Existing Lots: None
 - (1) Potential: ^{One} ~~One~~ 000
 - (a) Vacant lot adjacent to Boston Edison Power Plant
- D. Class "C"
- E. Number of Retail Stores: 24
- F. Number of Banks: None
- G. Number of Offices and Apartments: 22
- H. Number of Gas Stations: Three
- I. Vacant: Two
- J. General Condition of the Area
- K. Comments: This area is a small neighborhood-oriented commercial area.
At this time the area has adequate parking ~~Currently the~~
Currently the priority and need for improvements are low.
- L. Priority: Low

OAK SQUARE

A. Description - Size - Location

Oak Square is located at the junction of Faneuil Street, Tremont Street and Washington Street. The stores are located along Washington Street and also on Tremont at Washington Street. The area can thus be considered a strip commercial area. The area consists of approximately seventy enterprises located along this strip.

B. Types and Numbers of Stores

The Oak Square commercial area is a Class "C" neighborhood-oriented commercial area. The area does not contain any banks, department stores, or grocery stores. The area consists primarily of small grocery stores, hardware stores, beauty parlors, barber shops and restaurants. The area is a local area rather than a community shopping area.

C. Conditions

The Oak Square commercial area is in reasonably good condition. The buildings appear to be in good condition and are fairly well maintained. The area does have some open space in the nearby playground, the Crittenton Hospital and the small square itself.

The Oak Square trolley line is no longer used. The tracks which are located on Washington Street should be removed. These tracks have an adverse effect on the road condition and on traffic. The tracks are difficult to drive on as they are very slippery and treacherous especially when wet. The tracks also make repairs to the road surface very difficult since the tracks have to be raised when the street is repaved. The trolley line also has a loop at Oak Square which is also not used and should also be removed.

D. Parking

The Oak Square area does not have an ample supply of parking. However, the existing parking is adequate to meet the current demand for parking. If the area is developed and the commercial area expanded. Parking will have to be provided.

111 2

E. Evaluation of Viability

The Oak Square commercial area is currently a viable neighborhood shopping area. The area supplies the nearby apartments with the necessities needed for every day living.

F. Priority - Need - Effect

The Oak Square Commercial area currently manifests some need for improvements. The area is a secondary commercial area in good condition. The area could use additional amenities; however, there are other commercial areas in Brighton which are more important commercial areas which exhibit a greater need for improvements. Thus the priority should be neither high nor low but rather should be somewhere in the middle.

m76

OAK SQUARE

WASHINGTON STREET

570	Residente
571A	Residence
571	Funeral Home
571B	Vacant
572	Brighton Hardware Co.
573	Residence
573A	Shoe Repair
574	Residenee
578	M & M Tavern
576	Brighton Hardware
577	Lambard; Plumbing & Heating
577A	Vacant
578	Residenee
579	Brighton General News
580	Realty
581A	Commonwealth News
583	Land of Pizza
584	Convenient Food Mart
585	Joyce Auto School
586	Gas Station
587	Residence
587A	Oak Sq. TV Service
589	Wanda's Beauty Salon
590	Cleaners
594	Oak Sq. Grille
595	Rainbow Cleansers

WASHINGTON STREET

596	Nick's Barber Shop
600	Gray's Market
600A	Minihane Liquors
601	MBTA Station
602	Gas Station
602	Gray's Liquor
616	Tasty Pizza
618	Oak Sq. Pharmacy
619	Brighton Flower Shop
621	MBTA Loop
631	Gas Station
637	Dentist
639	Vicki's Beauty Shop
645	Residence
647	Carlson Painter
648	Residence
649	Residence
649A	Residence
651	Residence
652	Residence

TREMONT STREET

2	Hunnewell Delicatessen
6	Oak Sq. Sea Food
8	Tremont Shoe Outlet
10	Sullivan Jewelers
12	Abstract Cobbler
14	Beauty Salon
16	Pratt Supped Co.

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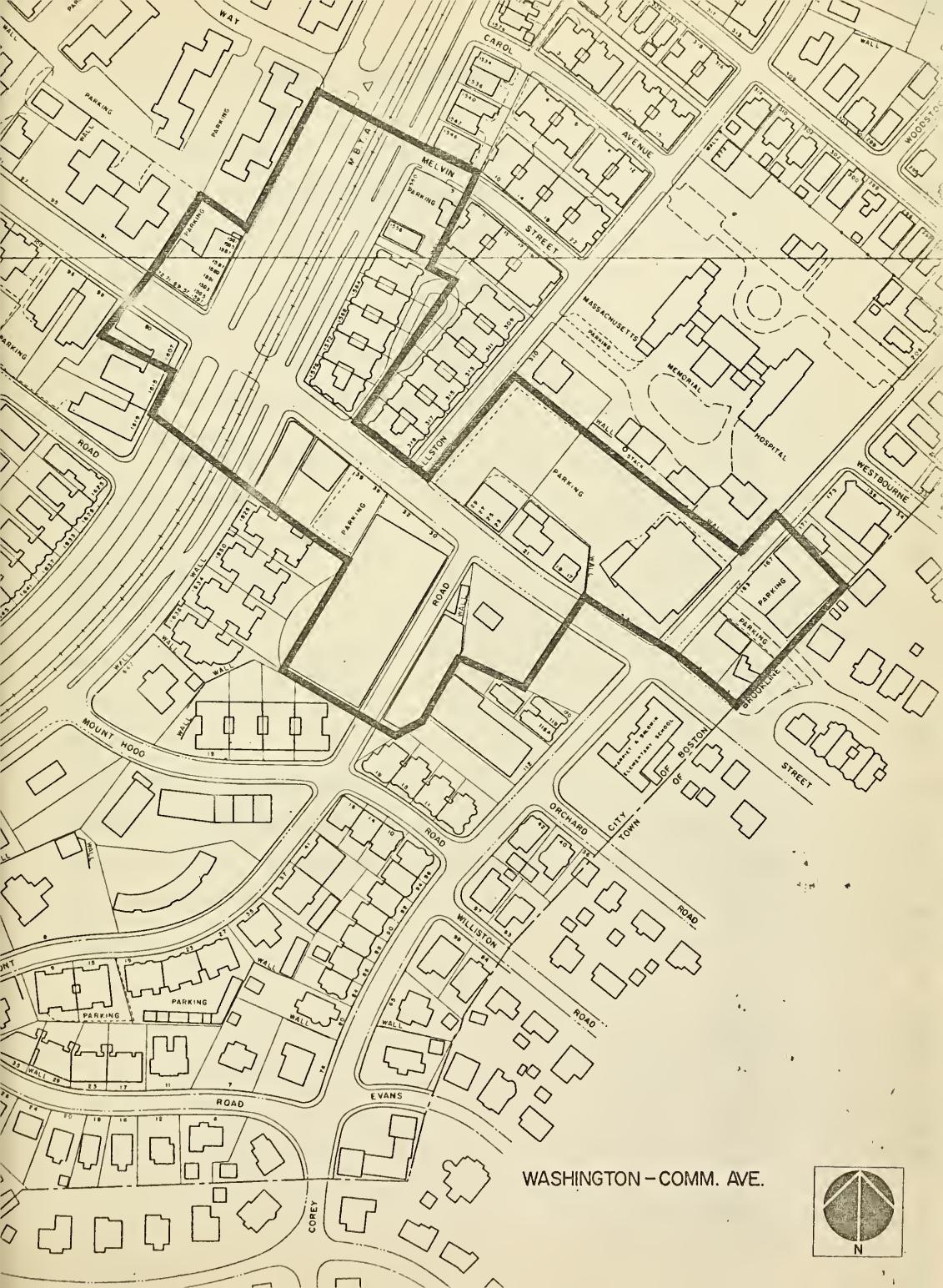
TREMONT STREET

18	Automatic Typewriter Co.
18	Residence
20	Residence
24	Residence
26	Residence
28	Residence
36	Residence
38	Residence
40	Residence
42	Residence

FANEUIL STREET

419	BPL
425	Fire Station
427	Beauty Salon
429	Fenway Plumbing & Heating
431	Residence
433	Laundromat
435	Faneuil Variety

Rk-6



WASHINGTON - COMM. AVE.



WASHINGTON STREET/COMMONWEALTH AVENUE

- A. Number of Acres: 11
- B. Existing Uses: Retail Commercial Customer Parking
- C. Existing Parking Areas:
 - 1. Private
 - a. 1581 Behind Commonwealth Avenue
 - b. 1550 Behind Commonwealth Avenue
 - c. 38 Behind Washington Street
 - d. 21 Washington
behind Washington Street
 - 2. Municipal: none
 - 3. Potential: none, twenty-two
- D. Number of Retail Stores
- E. Number of Banks: Two
- F. Number of Offices and Apartments: 16
- G. Number of Gas Stations: Three
- H. Vacant: Four
- I. General Condition of the Area: Fair
- J. Comments: The ~~Oak Square~~ commercial area is a small neighborhood-oriented commercial center. The area is in good condition and has little need for improvements at this time.
- K. Priority: Low

WASHINGTON STREET/COMMONWEALTH AVENUE

A. Description - Size - Location

The Washington Street/Commonwealth Avenue commercial area is another of Brighton's secondary or supporting commercial area. The area is a class "C" local neighborhood commercial area.

B. Types and Number of Stores

The Washington Street/Commonwealth Avenue commercial area contains approximately twenty-two retail stores within the ten acres of which the area is comprised. Two banks and one large chain grocery store (A & P) are located within the area. The area is not served by a large department or furniture store. The retail activities are geared to the immediate vicinity and as such primarily provide convenience goods. The area is served by several small grocerys, beauty salons, laundries, a drug store and barber shop. The area also contains a tavern and a liquorstore.

C. Conditions

The Washington/Commonwealth Avenue area is in relatively good condition. The buildings are all in relatively good condition and are reasonably well maintained. The trolley runs down Commonwealth Avenue which is easily accessible to the entire commercial area. The area does, however, exhibit a definite need for increased amenities; e.g., improved street lighting, street trees, and benches.

D. Parking

The commercial area does not have a ~~convenient~~ municipal parking facility. However the area does have a number of private parking areas which provide an adequate number of parking spaces. At this time parking does not present a problem for this area.

E. Evaluation of Viability

It appears that the Washington/Commonwealth Avenue commercial area is a viable neighborhood or secondary shopping area. The area is served by several grocery stores and two banks which are in good condition. It appears ^{that} Ai-1

although the area could use improvements, the areas is in no danger of failing if improvements are immediately undertaken.

A

F. Priority - Need - Effect

The need for improvements in the Washington/Commonwealth Avenue commercial area is not pressing. The area will continue to function without improvements. Also, the area is in good condition and improvements and increased amentties will upgrade the area. However, the question is will improvements be cost effective ~~or~~ will the effect of such improvements justify the cost.

WASHINGTON STREET/COMMONWEALTH AVENUE

COMMONWEALTH AVENUE

1. 1550 Gas Station
2. 1558 Melvin Pharmacy
3. 1554 Lidia's Knitting Mill
4. 1556 Washington Heights Meat Market
5. 1560 Apartments
6. 1564 Apartments
7. 1568 Apartments
8. 1572 Susan's Ceramics
9. 1576 Boston Data Processing
10. 1581 Vacant
11. 1583 Vacant
- ~~12. 1585 Liquors~~
12. 1585 Liquors
13. 1587 Tavern
14. 1589 Consumer Value Stores
15. 1593 Vacant
- ~~16. 1595 E-Z Park & Shop Grocery~~
16. 1595 E-Z Park & Shop Grocery
17. 1607 Apartments
- ~~18. 1610 Commonwealth Bank~~
19. 1612 Scappy's Italian Restaurant
20. 1614 Beauty Salon
21. 1615 Apartments
22. 1616 Belson Drug
23. 1618 Vacant
24. 1619 Apartments
25. 1620 Brighton Kosher Markets
26. 1622 Philips TV & Radio Co.

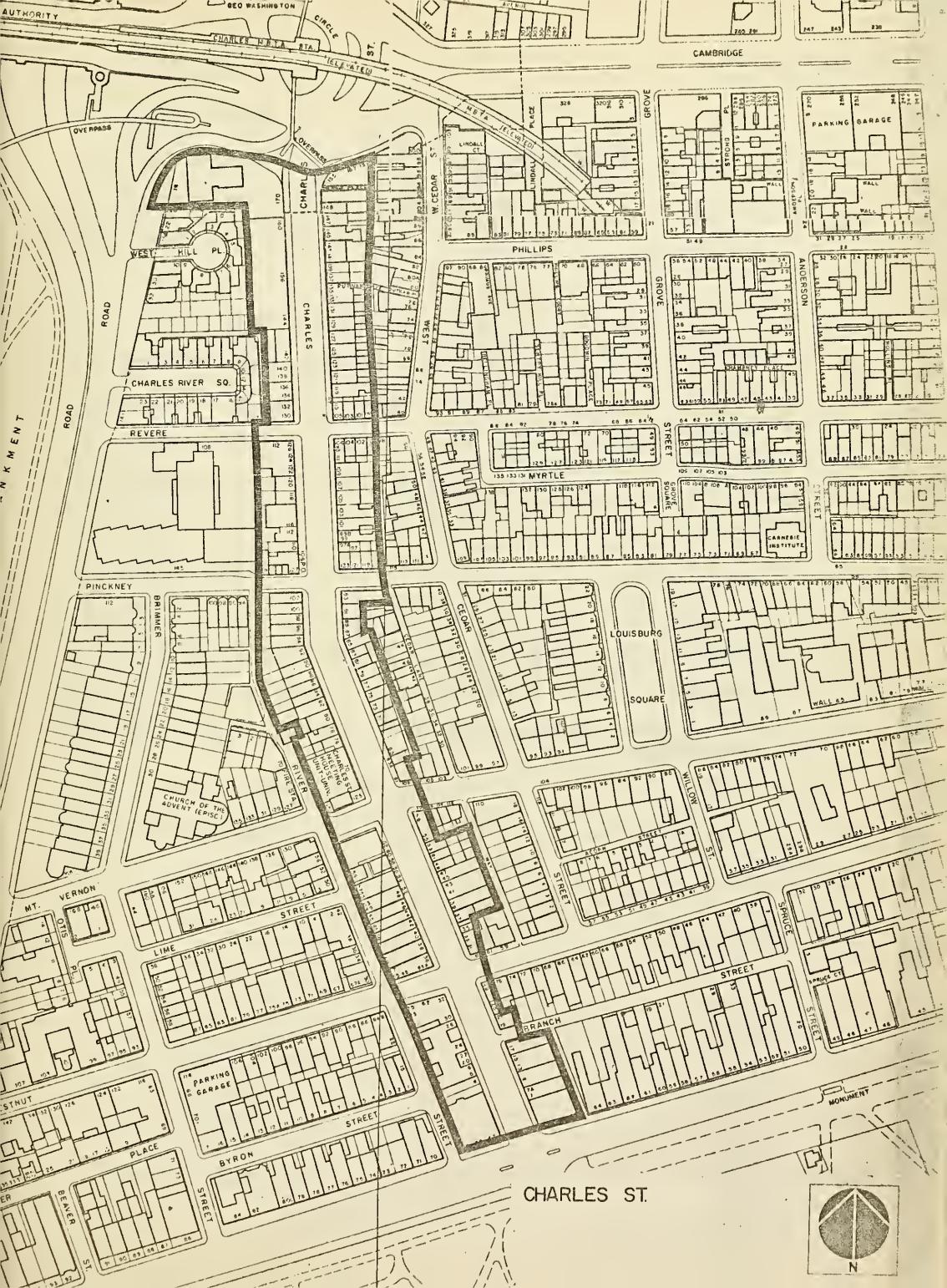
27. 1625	Apartments
28. 1626	Apartments
29. 1629	Apartments
30. 1630	Apartments

WASHINGTON STREET

1. 3	Gas Station
2. 5	Gas Station
3. 15	Stop & Shop Grocery
4. 17	Residence
5. 19	Residence
6. 20	Gas Station
7. 21	Residence
8. 23	Vacant
9. 30	Arnco Auto Supply
10. 35	Grove Hall Savings Bank
11. 51	Barber Shop
12. 60	Beauty Salon
13. 62	Sandwich Bar
14. 66	Cleansers
25. 67	Laundry
16. 69	Real Estate
17. 71	Cleaners
18. 76	Laundromat
19. 88	Apartm ^g nt ^s
20. 91	Elderly Project

IV. Back Bay-Beacon Hill

- A. Charles Street
- B. Uptown (Boylston/Newbury)
- C. Mass. Avenue/Boylston



SEP 12 1973

A. Charles Street

1. Number of acres: 8
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking areas: on street only
4. Potential parking areas: None
5. Class: "B"
6. Number of Retail stores: sixty three
7. Number of banks: One
8. Number of apartments: forty
9. Number of offices: ten
10. Number of antique shops: fifteen
11. Vacant: five
12. General condition of the area: fair
13. Comments:
14. TOTAL NUMBER OF ADDRESSES: ONE HUNDRED FIFTY EIGHT
The area has several problems: lack of parking, lack of amenities, length of area. The solutions to these problems will have to be sought and could be quite costly. The area has no undeveloped land, ~~which~~ ~~so~~ which could be used for parking or for shoppers' amenities.
15. Priority: high

1. Description - size - location

The Charles Street Commercial area extends from Beacon Street to Cambridge Street a distance of roughly two fifths of a mile comprising about seven acres. The area consists of approximately one hundred and fifty commercial and residential uses. The majority of the buildings are occupied.

2. Types and number of Stores

Charles Street, although it has one hundred and fifty uses, is a neighborhood shopping area. The area is served by eighty retail stores. Many of which are convenience or specialty stores. The area has fifteen antique shops, eleven restaurants, eight realty's, six groceries, five gift shops, four clothing shops, four cleaners, two drug stores, two barber shops and a variety of other stores e.g. a florist, beautician (dog), beauty shop, shoe store, liquor store hardware, print, book, and other stores. The area is primarily neighborhood and specialty area. The boutiques and antique shops attract the public and the grocery, drugs and cleaners serve the Beacon Hill area.

3. Conditions

Charles Street is a quaint area in fair condition. The buildings are mostly occupied with only five vacancies. There are some very nice restaurants and boutiques. However, the area has its problems, lack of parking, adequate street lighting and benches for shoppers.

The area is a strip commercial area and entirely lacks open space. The area does have street trees but it has no benches or other pedestrian amenities. The area begins at the Boston Common and extends to Cambridge St. The Common is the only green or open space near the area. The area also lacks vacant land which could be used for a park.

4. Parking

The only available parking is on the street at meters. This presents a serious problem. Several parking garages are located on Cambridge St. and there is the Boston Common garage. These facilities are located within walking

distance, however, if one were carrying bundles the walk becomes very difficult and unpleasant. There is no land within or near the area which could be developed as a parking lot.

2/2

The Charles Street area is viable and will probably remain so because it performs two functions. One is the neighborhood shopping area for Beacon Hill residents. The area supplies the residents with the daily necessities e.g. food and convenient one or two item shopping. The area also serves the growing number of antique buffs. The area has a large number of antique shops, and boutiques which attract people from all over. As a result the area is viable.

6. Priority Need - effect

The priority of this area should be high. The area has a severe shortage of parking. The transit stops at Park Street and at Charles Circle are not convenient for people with bundles or with rather large antiques. Automobile is the most convenient mode of travel for antique hunters. The nearest off-street parking to the area is not easily accessible. The area also lacks vacant land which could be easily converted into a facility.

2/3

SEP 12 1973

Property on Charles St.

1. 7 Bay Colony Realty
2. 9 Capezio's Shoe
3. 11 Residence
4. 13 Sword in the Stone Coffee House and Deluca's Market
5. 15 Beacon Hill Thrift Shop Gift Shop
6. 17 Five Hour Cleaners
7. 19 Charles Cafeteria
8. 20 Dormitory
9. 28 Old Boston Realty
10. 30 Schultzi's Restaurant
11. 31 Guild Florist
12. 34 Fishelson Florist
13. 36 Residence
14. 37 Residence
15. 37a Lewandos Cleaners
16. 38 Repair Shop
17. 38 Beauty Salon
18. 39 Fireside Store (closed?)
19. 39a Residence
20. 40 Codman Real^{ESTATE (OK)} Estate
21. 41 Charles St. Steak House
22. 42 Tea and Spice Restaurant
23. 43 Vacant
24. 43 Residence
25. 44 Paramount Restaurant
26. 44a Residence
27. 45 Leather Shop
28. 46 Richard Backet Antique
29. 46a Beacon Hill Travel Service

Charles St.

SEP 12 1973

30.	47	Zemani Bookseller
31.	48	Charles St. potters studio
32.	49a	Print Shop (Painting Prints)
33.	49	Dentist
34.	50	Spic and Span Cleaner
35.	51	Grossman Antique
36.	52	The Onion Patch
37.	53	Residence
38.	53a	Health and Beauty Aide
39.	54	Charles St. Supply Com Ret hdw.
40.	54a	Residence
41.	56	Kentucky Fried Chicken
42.	59	Gary Drug
43.	60	Rece Man Realestate
44.	60	Baskins Robbins Ice Cream
45.	63	Hunter's Liquor
46.	63a	Boston Antique Shop
47.	64	Majesty Coin A Matic
48.	65a	Residence
49.	66	Suffolk Franklin Bank
50.	69	Simon and Sons Mens Clothing
51.	70	Charles St. Churhc
52.	71	Employment Office
53.	71	Restaurant
54.	73	Real Estate
55.	75	Vacant
56.	76	EugeneeArt Galleries
57.	76	Coins and Stamps
58.	77	Colonial Eafe

SEP 12 1973

Charles St.

59.	78	Street and Co. Real Estate
60.	79	Tony's Pizza
61.	80	Beauty Shop
62.	80	Antique
63.	81	Woodward Cards and Gifts
64.	81.	Woodward Realty
65.	82	Gannick Copy engrs. and bldrs
66.	82	Asterick Gift Shop
67.	83	Ericks Card Shop
68.	84	Standish Realty
69.	84	Richardson Jewelry
70.	84	8 Apartments
71.	85	3 Apartments
72.	86	12 Apartments
73.	87	Romano's Bakery
74.	88	New Phoenix Realty
75.	88	9 Apartments
76.	89	Realty
77.	89	Cut Ups
78.	89	4 Apartments
79.	90	12 Apartments
80.	91	Sandal and Leather Shop
81.	91	Antiques
82.	91	3 Apartments
83.	92	16 Apartments
84.	93	Trading Post
85.	95	3 Apartments

DB/6

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Charles St.

86.	96	Dutch Cottage Caddie Antique
87.	97	Pinckney St. Market
88.	98	Cusdom Boots and Shoes
89.	98	Pots and Plants Florists
90.	98	17 Apartments
91.	99	6 Apartments
92.	100	Import Clothing
93.	100	11 Apartments
94.	100a	Vacant
95.	101	6 Apartments
96.	101a	Dolphin design Forum Clothing
97.	102	Tublier Restaurant
98.	103	Boutique Gift Shop
99.	103	7 Apartments
100.	103a	Esplinade dog Beautician
101.	105	News and Book Store
102.	105	6 Apartments
103.	106	Vacant
104.	107	Esplinade Paper Back Book Store
105.	107	6 Apartments
106.	108	Walter Dyer
107.	109	Cleaners
108.	109	6 Apartments
109.	110	4 Apartments
110.	110	Clock Repair
111.	111	Vacant
112.	112	3 Apartments

Charles St.

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113.	113	Rugs
114.	115	Antiques
115.	116	6 Apartments
116.	117	Adult Book Store
117.	118	Vacant
118.	119	Boutique
119.	120	8 Apartments
120.	120	Vacant
121.	121	7 Apartments
122.	122	Antiques
123.	123	Period furniture and hardware
124.	123	3 Apartments
125.	125	Vacant
126.	125	4 Apartments
127.	125a	Daffodil Curio Shop
128.	126	Pig and Saddle Antiques
129.	126	Albert Langdon Art
130.	127	Old Beacon Hill Shop Antiques
131.	127	7 Apartments
132.	129	Antiques
133.	120	Antiques
134.	181	Carey Plumbing
135.	128	2 Apartments
136.	133	Charles St. Apparrel
137.	124	2 Apartments
138.	135	Antiques
139.	135	4 Apartments
140.	136	Post Office
141.	137	Cleaners

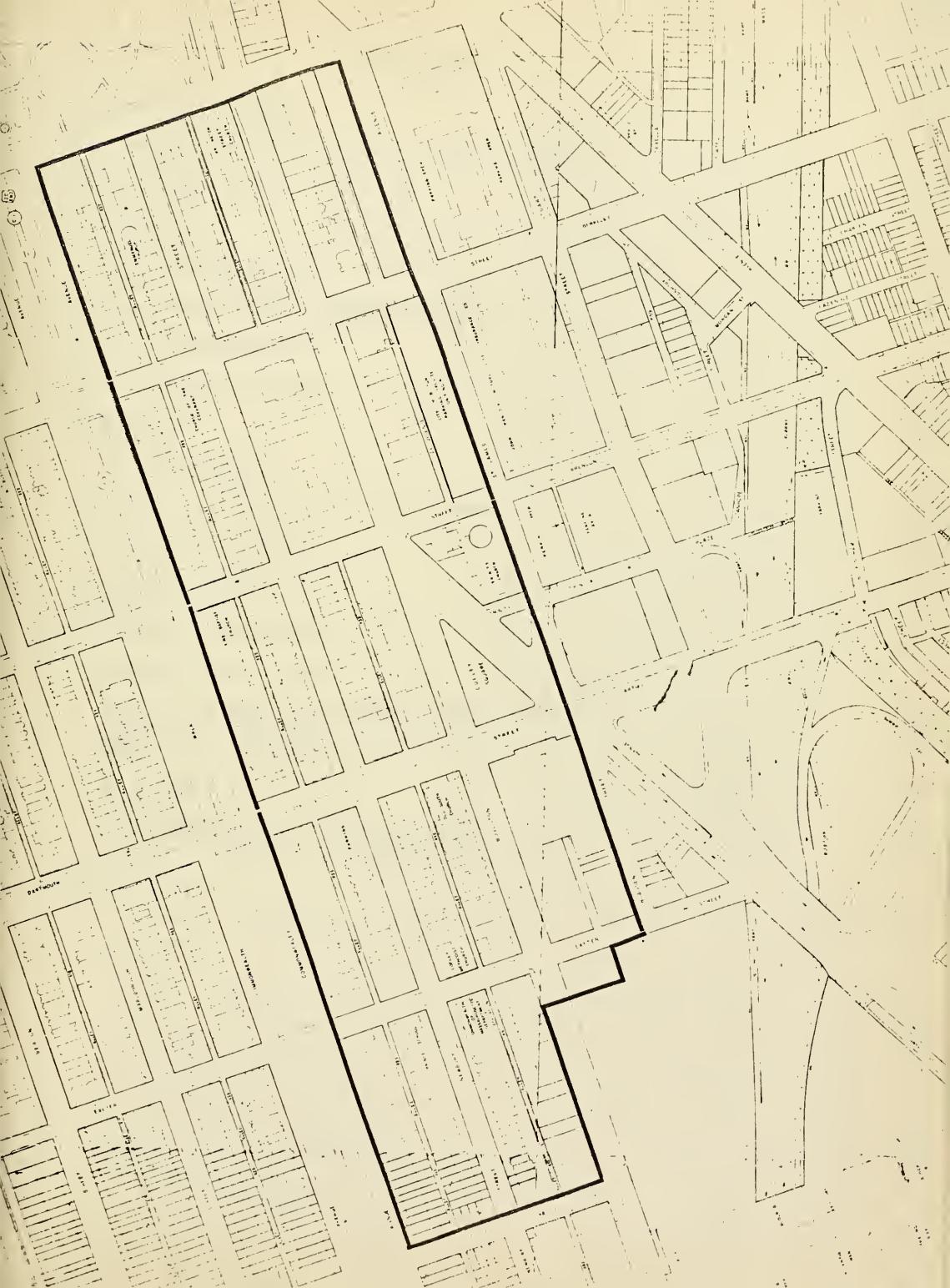
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Charles St.

SEP 12 1973

142.	137	4 Apartments
143.	138	Antique dealer
144.	139	Vacant
145.	139	4 Apartments
146.	140	2 Apartments
147.	141	3 Apartments
148.	144	Charles St. garage
149.	144	Mercier and Son Painter and decorater
150.	145	Jay Bee's Restaurant
151.	145	4 Apartments
152.	147	4 Apartments
153.	149	Father's Three Cocktail Lounge
154.	149	3 Apartments
155.	151	Beacon Hill Barber Shop
156.	151	3 Apartments
157.	155	Philips Drug
158.	161	Empire Grocery

D/9



BOYLSTON/NEWBURY

1. Number of Acres: 114
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas

a. Private

1. Ritz Carlton Lot
2. Newbury Street at Dartmouth Street
3. Prudential Center
4. 687 Boylston Street

b. Municipal

2. Common Garage
2. C.O.B. Facility on St. James Street
3. On Street Parking

4. Potential: None

5. CLASS "A"

6. Number of Retail Stores: 185

7. Number of Banks: twelve

8. Number of Offices and Apartments: ~~85~~ sixty Two

9. Number of Apartments: Thirty two

10. Number of Gas Stations: One

11. Vacant: 15

12. General Condition of the Area: Fair

13. Total Number of Addresses: 375

14. Comments:

This is a regional area which is in good condition. The area has trees but lacks open space and other amenities. Parking represents a serious problem for the area. Recently, the Boston Police Department has instituted a crackdown on parking violations in the area. Also, a ban on the construction of parking garages east of Mass. Ave. is in effect.

15. Priority: High

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B. Uptown/Boylston/Newbury

1. Description - size - location

The Uptown area can be roughly defined as Boylston Street and Newbury Street from Arlington Street to Exeter Street. This area faces the Public Garden Gardens and includes the Purdential Center as well as the streets which intersect Boylston St. and Newbury Street. The major stores and businesses are located on the two main Streets and not on the side streets. Three hundred ~~and forty~~^{seventy} establishments are located on Boylston and Newbury Street in the Uptown area.

2. Types and Numbers of Stores

The Uptown area is an upper class retail commercial area. The area is characterized by the exclusive shops and stores e.g. Bon Wit Tellers, Brooks Brothers, Joseph Antells, Alf Fiandacka's, Nugents, F. A. O. Schwartz, Shreve, Crump and Low Co. Wibar's Worth's and many other of the same quality. The area consists of approximately ~~one~~^{two} hundred and ~~eighty~~^{Twenty} five retail stores and restaurants most of which are exclusive shops catering to the wealthy.

The area also contains a large number of banks, thirteen, as most of the major Boston Banks have branches in this area. The area is also a center for the Insurance real estate industry and there are eighty five offices and apartment buildings in the area. The area also has a number of class restaurants, lounges and hotels including the Ritz Carleton.

3. Conditions

The area can be divided into two sections. One from ARlington Street to Dartmouth Street and the other from Dartmouth Street to Exeter Street. The former area is in good condition and the latter is in fair condition. The overall area is in fair condition. The buildings are primarily in fair to good condition and all are reasonably attractive. Only a few vacancies occur on the ground floor. These are not blighted or deteriorated. In fact, as soon as ground floor commercial space is vacated, it is usually occupied immediately. Also some new construction is underway on Boylston Street.

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The area is a very long area and, except for the Prudential area, is entirely devoid of shopper amenities. The area has a number of trees but it lacks benches, neck downs and other amenities.

4. Parking

Parking is provided in a number of open lots, a municipal facility and the Prudential garages. On street parking meters are also available on Boylston Street and Newbury Streets. These short terms spaces are in continual use. There is a large amount of double, triple and live parking in this area. Currently a parking violation crackdown is underway in this area. As the police are making a determined effort to enforce parking regulations and also to force shoppers to use the underutilized off street parking facilities.

5. Viability

The uptown shopping area is one of the most viable shopping areas in the city. This area with its exclusive shops and stores attracts people from the entire metropolitan area. Any vacancies which do occur periodically are almost immediately filled.

6. Priority - need - effect

The Boylston - Newbury area is in fairly good condition. The area has a need for increased pedestrian and shopper amenities. This area since its is one of Boston's most important and most viable retail - area should have a high priority.

25/11

Boylston Street

1. 330 Shreve Crump and Low Co.
2. ~~334~~ 334 Arlington Building
3. 338 Tailors
4. 338 George Sanger Mens Co.
5. 342 Brigham's
6. 344 Rooms Offices
7. 350 Thayer McNeil Co.
8. 352 The Custom Shop
9. 355 Church
10. 356 Fabric Village
11. 358 Garden Realty Bldg.
12. 360 Wilbar's Inc.
13. 361 Salt and Pepper (For Rent)
14. 366 Back Bay Vitamin and Cosmetics
15. 364 Casual Corner
16. 367 Office Building
17. 372 Winship Leather Goods
18. 375 Nugent's Womens Clothes
19. 376 Eldridge Bldg.
20. 378 American Express Co.
21. 379 Field's Hosiery
22. 380 The Pot Shop
23. 381 Antiques
24. 383 New Construction
25. 384 Walden Books
26. 385 Antiques
27. 391 Ann Taylor Sportswear

Boylston St.

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28. 392 Bailey's
29. 392 House of Photography
30. 392 Cameo Girls
31. 392 Commercial Artists
32. 393 Office Building
33. 396 Big L Discount
34. 399 Gutenberg Press
35. 400 Office Building and Walpole's Linens
36. 405 High Wheeler
37. 406 Worth's Inc. Women's Clothes
38. 407 Nomis Womens Clothes
39. 414 Montgomery - Frost Llyods Do.
40. 418 Fortuna LTD Womens Clothes
41. 415-417 Tello's House of Styles
42. 416 Makanna Inc. Laces and embrodderer
43. 418 The Gray Shop Womens Clothes
44. 419 Office Building
45. 420 Berkley Building
46. 421 Slak Shack
47. 422 Christain Science Reading Room
48. 423 Book Clearing House
49. 424 Florsheim Shoes
50. 426 Boston Five Bank
51. 431 Office Building
52. 435 Simon and Sons Inc. Men's Clothing
53. 437 Office Building
54. 439 Capitol Bank and Trust
55. 441 MBTA
56. 443 St. Clairs Retail Food Shops
57. 443a Collectors Bazaar

Boylston St.

58.	452	Liggett Rexall Drugs	SEP 12 1973
59.	460	Bakers Quali Craft Shoes	
60.	462	Colton Building	
61.	470	Boylston Inc. Mens Clothes	
62.	470	Louis Mens Clothes	
63.	474	Elkins Inc. Womens Shoes	
64.	476	Beauty Shop	
65.	476	Offices	
66.	478	Consumer Value Store	
67.	480	Office Building	
68.	485	Insurance	
69.	500	Niles Co.	
70.	500	Howard Johnson's	
71.	500	Peck & Peck	
72.	501	Insurance	
73.	510	Dorchester Savings Bank	
74.	510	Castro Covertible	
75.	513	New Englands Merchants Bank	
76.	520	IBM	
77.	535	Chase Building Offices	
78.	549	New Construction Ken's Restaurant	
79.	551	Office Building	
80.	553	Salon	
81.	557	Army and Navy Store	
82.	559	Dance Studio	
83.	561	Architects	
84.	563	Liquors	
85.	565	Community Church Center	
86.	569	Aleppo Temple	

36114

87.	575	Mount Vernon Co-op Bank
88,	575	U.S. Trust Co.
89.	583	Book Store
90.	585	Chauncy Hall Building
91.	587	State Street Bank
92.	601	Air France
93.	603	McGraw Hill Building Air Canada
94.	607	McGraw Hill Building
95.	607	Suffolk Franklin Bank
96.	640	Boston Public Library
97.	645	Church
98.	647	Photograph Studie
99.	651	Streeter and Quarles L.T.P.
100.	655	Wilson Building
101.	657	Sebastian
102.	659	Radio Shack
103.	661	Vantine's Studio
104.	665	Waterest Funiture Opening Soon (Opening Soon)
105.	667	Araby Rug Co.
106.	669	Atlantic Photo Service
107.	671	Art International
108.	673	Gill Building Card Shop
109.	687	Parking Lot
110.	704	Boston Five Cents Bank
111.	705	Drug Store
112.	709	Camera Center
113.	710	Lenox Hotel
114.	711	Stone Building
115/	715	Career Training Institute
116.	717	Restaurant Dunkin Donut

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Boylston St.

117.	723	Pizza
118.	725	Boylston Office Building
119.	727	Settesello IWC Womens Clothing
120.	731	La Crepe Restaurant
121.	733	Jazz Workshop
122.	733	Paul's Mall
123.	735	Liquors
124.	737	Cosmetics
125.	739	Boylston Office Building
126.	741	Pewter Pot Muffin House
127.	743	The Half Shell
128.	751	Paperback Book Smith
129.	753	Turning Point Gift Shop
130.	755	Office Building
131.	757	First National Bank
132.	760	Lord and Taylor
133.	761	The Butcher Shop
134.	770	Apartments
135.	777	Boston Blue Print Co.
136.	779	Minute Man Hi Fi Music Co.
137.	780	Apartments
138.	790	Soundscope
139.	793	Boraschi's Restaurant
140.	795	Language School
141.	799	National Shawmut Bank
142.	800	The Prudential Center
143.	801	Gas Station
144.	811	Art Galleyy
145.	815	Perry Normal School

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Boylston St.

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146. 817-821 Cramer Electronic
147. 819 The Bulkie Deli
148. 822 Prudential area Magnavox (Provident Market)
149. 823 The
Charisma Barbeque
150. 827 The Bulkie Restaurant
151. 827 Barber Shop
152. 827 Apartments
158. 829 Papa Dauibs Restaurant
164. 829 Apartments
155. 841 Paris Cénema
156. 845 The Open Door
157. 845 Wyatt's Inc. Restaurant
158. 845 Apartments
159. 850 American Bureau
160. 851 Charlestown Savings Bank
161. 857 Mahady Building
162. 859 Haifields Color Shop
163. 863 Antiques
164. 863 Lowenstein's Used Furniture
165. 867 Bryant and Stratton Jr. College
166. 881 Shaw Prep School
167. 883 Dentist
168. 885 Klein's Pub
169. 889 Zeke's Eatin Pub
170. 895 Lafayvette Radio
171. 899 Rooms and Shops
172. 900 Hynes Auditorium
173. 901 Pizza House

Boylston St.

174.	903	Cinema
175.	907	Residence
176.	909	Donut Shop
177.	911	Marquee Restaurant
178.	913	Apartments
179.	921	Newbury Jr. College
180.	939	Tennis Club
181.	941	Fire Station Engine 33 Ladder 28
182.	951	Police Station
183.	1044	State Street Bank

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Newbury St.

1.	0	Joseph Antell Co.
2.	1	Ritz Carlton Florist
3.	3	Ritz Carlton Drug
4.	6	Ritz Carlton Parking
5.	7	Beauty Shop
6.	8	Eight Newbury St. Building
7.	8a	Beauty Salon
8.	9	Mass Fund For Children
9.	10	Stuart's Inc. Womens Clothes
10.	11	Bridal Shop
11.	12	Daree Co, Womens Clothes
12.	15	Church
13.	16	Sumner Inc. Womens Clothes
14.	16	Lud Wig Furs
15.	20	Arden Building Harwitch Bro.
16.	21	Chapel
17.	24	Doyman

Newbury St.

18.	28	American Acadamy of Arts and Success
19.	29	The English Room
20.	30	Boboli Boutique
21.	31	Fraser Gowns
22.	32	Sax Co. Womens Shoes
23.	33	Coiffure
24.	33½	Bootsmith
25.	34	Colley's Inc. China
26.	35	Alf Fiandaca
27.	36	Beauty Shop
28.	36	Lady Madonna Boutique
29.	37	Guild House Shoe
30.	38	38 Newbury Street Building
31.	39	Catherine Hinds
32.	40	Fao Schwarz Toys
33.	43	Traynors Flowers
34.	45	Peabody Building
35.	46	Brooks Brothers
36.	67	Burmit Tellers at Berkeley St. Bhurch
37.	69	Roberts Furs
38.	71	Leo Deutch Furs
39.	73	La Twig at Bon Wit Teller
40.	75	Ellis Grocery
41.	75a	Photography
42.	77	Fredericks Gowns
43.	79	Arnold Tours
44.	81	Antiques
45.	83	Cafe Florian Beauty Salon and Boutique Picture
46.	85	Cafe Florian

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Newbury St.

47.	91	Picture Frames
48.	93	Kakas Furriers
49.	97	Parenti Jewelers
50.	97a	Art Galleyy
51.	100	New England Life Building
52.	101	Genealogical Spciet
53.	103	Blue Prints
54.	105	Photography
55.	108	Hope Chest Inc.
56.	109	The Lodge
57.	110	Mens Boutique, Optical Shop and GUILFORD and Guilford Hall Office Building
58.	111	Aprian's Gown Shop
59.	112	Decor International Inc.
60.	112	Apogee Womens Apparel
61.	114	Fabrications
62.	115	Building
63.	116	Raleigh Restaurant
64.	117	Bargain Box
65.	118	Travel
66.	118a	Picture Frames
67.	119	Taj Majal
68.	120	Chapel
69.	121	Cleaners
70.	121	Alpha Gallery
71.	124	Vacant (Waiting to be rented)
72.	123	Boutique
73.	123	Gappings Pharmacy
74.	125	Antiques

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Newbury St.

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75. 126 New England School of Law
126 Newbury Building

76. 127 Sawders Apprentice

77. 128 Beauty Salon

78. 128 Gift Shop

79. 128 Antiques

80. 129 Thormes

81. 129 Brides Shop

82. 130 The Obelisk Gallery

83. 131 Winston Flowers

84. 132 Swift Co. Furniture

85. 133 Interior decorators

86. 134 Origins Art Gallery

87. 135 Coiffeurs

88. 135 Travis Restaurant

89. 136 School of Fashion Design

90. 137 Building

91. 138 American Cancer Society

92. 139 Commonwealth Bank and First

93. 139a Druggist

94. 140 Design Center

95. 141 Trade Winds

96. 142 Beauty Salon

97. 143 Building

98. 144 Carol Cravats Mens Clothes

99. 150 Apartments
Copley Square High

100. 154 Apartments

101. 154a Sub Shop

Newbury St.

SEP 12 1973

102.	156	Apartments
103.	157	East India Exchange
104.	158	Copley Society
105.	159	Du Barry Restaurant
106.	160	Offices
107.	161	Beauty Shop
108.	162	Art Gallery
109.	163	Cambridge Assoc.
110.	164	Mary Meehan Dresses
111.	165	Novelty Importers
112.	166	Art Gallery
113.	167	Wandering Piper
114.	168	Clayton Pond Graphers
115.	169	Childs Gallery
116.	170	Odd Fellows
117.	171	Design
118.	172	Art Gallery
119.	173	Beauty Salon
120.	173a	Beauty Shop
121.	174a	The Clothes Rack
122.	174	Apartments
123.	175	Gallery
124.	176	Lee Imports, Dom's Barber and Real Estate
125.	177	Rooms
126.	178	Halfway House
127.	179	Art Gallery
128.	179a	Walls and the Coverings
129.	180	Auto Park

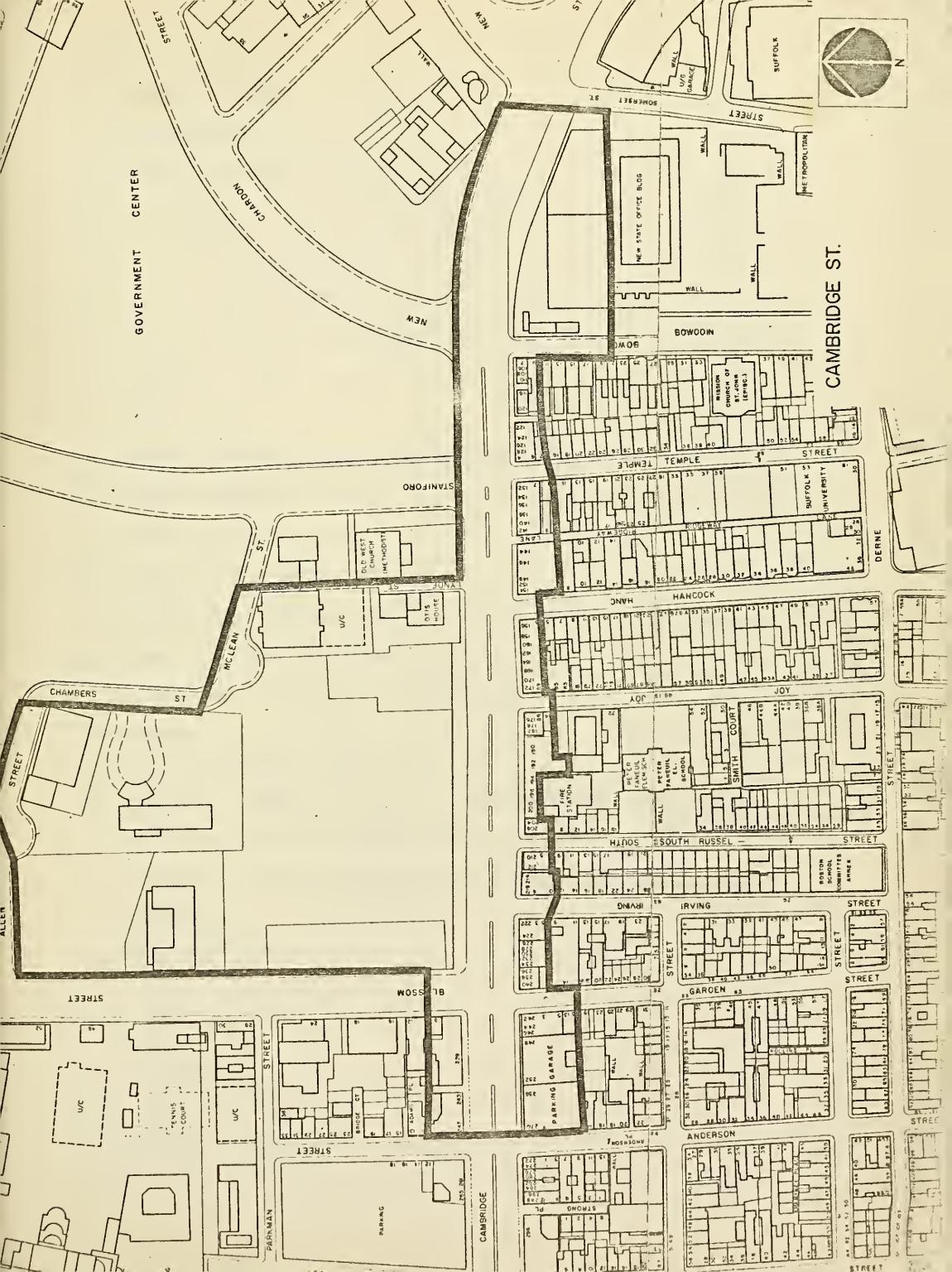
130.	181	Exeter St. Theatre
131.	201	Prince School
132.	205	Bryant & Stratton
133.	206	Art Gallery
134.	207	Howard Disposal Co.
135.	209	Artists and Appointments
136.	210	United Business Service
137.	211	Residence
138.	212	Rug Galleries
139.	213	Apartments
140.	214	House Garden Shop
141.	215	House Garden Shop
142.	215	Water Beds
143.	216	Tailor
144.	216	Apartments
145.	217	Apartments
146.	218	Apartments
147.	219	Realty
148.	220	Apartments
149.	221	Apaetments
150.	222-230	School of Nursing
151.	223	Arts
152.	225	Barber Shop
153.	227	Cleaners
154.	229	Apartments
155.	231	Apartments
156.	232	Apartments
157.	233	Exeter Grocery
158.	235	Realty
159.	236	Apartments
160.	238	Galleries

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Newbury St.

161.	239	Pharmacy
162.	240	Chamelyne berlyne
163.	240	Daisy Buchanan's Restaurant
164.	240	Tech Hi Fi
165.	240	Apartments
166.	242	Peter's Restaurant
167.	244	Kanegis Gallery
168.	245	Apartments
169.	246	Apartments
170.	247	Apartments
171.	248	Apartments
172.	249	Apartments
173.	250	Apartments
174.	251	Engineering Co.
175.	252	Freida Realty
176.	253	Beauty Salon
177.	254	Residence
178.	255	Lee Imports
179.	256	Bethany Union
180.	257	Residence
181.	259	Laundry Apartments
182.	261	Residence
183.	263	Laundry
184.	264	Apartments
185.	265	Apartments
186.	266	Apartments
187.	267	Apartments
188.	269	Apartments

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D. Cambridge Street

1. Number of Acres:

2. Existing Uses:

3. Existing Parking lots:

a. Private

1. Charles Cinema

2. Mass. General Parking Lot

3. Cambridge St. Garage

4. Potential: None

5. Class "C"

6. Number of Retail Stores: Thirty-seven

7. Number of Banks: Two

8. Number of Offices: Six

9. Number of Apartments: Four

10. Number of Gas Stations: Five

11. Number of Vacancies: Three

12. Total Number of Addresses: Sixty-five

13. Comments:

13. General Condition of the Area: Good

14. Comments: Cambridge Street is in good condition. Much new construction has taken place recently and there is parking available. The area is adjacent to the Government Center and the Plaza.

15. Priority: Low

Cambridge Street

A. Description - Size - Location

The Cambridge Street Commercial Area begins at Bowdoin Street and continues to Charles Street. The area contains seventy uses, commercial, institutional and public. The area is roughly a third of a mile long strip commercial area. Included within the area is the Charles River Plaza Shopping Center. Thirteen stores and one thousand parking spaces are located on a three acre tract fronting on Cambridge St.

B. Types and Numbers of Stores

The Cambridge Street Commercial Area consists of thirty seven retail stores, two banks, nine apartments, and office buildings, five gas stations, three vacancies and various other uses. This area caters mainly to the workers in the nearby offices as well as residents of Beacon Hill. The area, excluding Charles River Plaza, consists primarily of sixteen restaurants, sub shops and bars which depend on the workers in the area for customers. Cambridge Street is not actually a shopping area. The clothing stores, banks, shoe, jewelry and grocery stores are located in the Charles River Plaza. Only three retail stores, selling goods and merchandise are located on Cambridge Street. The others are all service oriented.

C. Conditions

Cambridge Street can be considered in good condition. The stores are reasonably well maintained. Parking is available in several garages convenient to the restaurants and shops. City Hall Plaza is within a short distance of Cambridge Street. Although amenities within the area are lacking they can be found a short distance away.

D. Evaluation of Viability

Cambridge Street is viable mainly because it is service oriented area rather than a retail commercial area. The many offices and attractions within the near the area create the demand for and support

the services prevalent on Cambridge Street.

E. Priority - Need - Effect

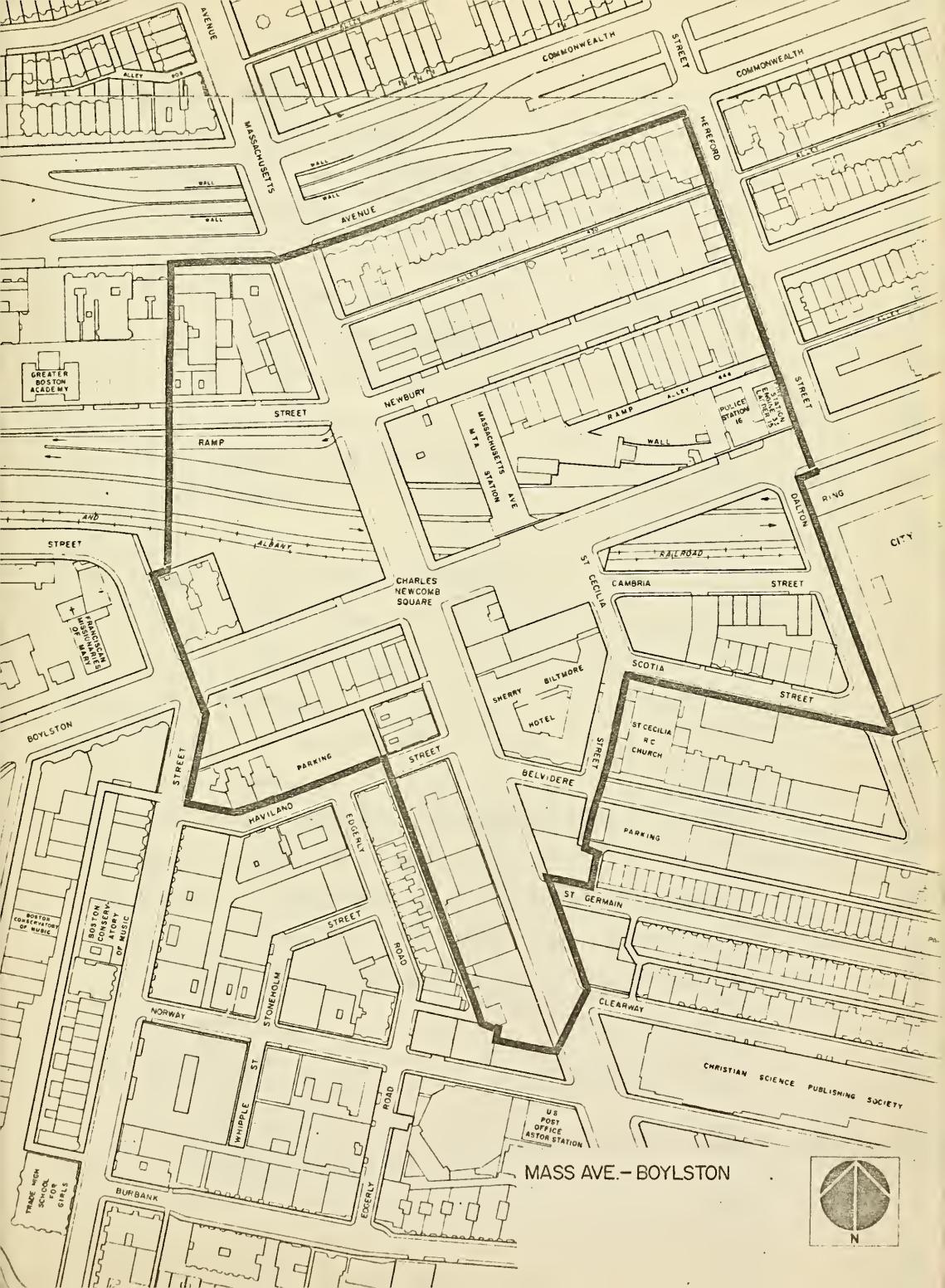
Cambridge Street should have a low priority since it is not a genuine retail area. The area is in relatively good condition and the need for improvements is low. Cambridge Street itself is a major thoroughfare, eight lanes, and is in good condition.

CAMBRIDGE STREET

100	State Office Building
106	Breakfast at St. Ann's
110	Passport Photo
116	3 üb Shop
122	Vacant
126	Vacant
123	Office
131	Old West Church
134	Hub Theatre Center
138	Sun Tuey Restaurant
141	Otis House Museum
148	Suffolk University
151	BPL
156	A & Z Beauty Aid
160	Jay's Luncheonette
168	Mister Donut
172	Vacant
161	First National Bank
162	Vacant
167	Kimball Jewelers
170	Temple Beverage
172	Laundromat
173	Sight & Sound
175	Drug
186	Jay Delicatessen
180	Acme TV Service
181	Stop & Shop Grocery
182	3 Apartments
183	Optician

195	Cambridge Street	Shoe Bar Charles Cinema & Parking
185		Barber Shop
185		Hair Stylist
185		Office
189		Brigham's
191		
193		
197		
199		Provident) Bank
200		Fire Station
201		Miss Charles Women's Clothes
203		Cleaners
204		Salvi's Pizza
207		Friendly Ice Cream
210		Simmon's Package Store
218		Apartments
218		Beacon Hardware
222		Temple Agency
224		9 Apartments
226		Davis Realty
228	Vaasant	
232		12 Apartment
234		Chick's Sub Shop
236		Barber Shop
238		6 Apartments
239		Gas Station
240		Chicken Out Inc.
242		Holiday Inn
245		Gas Station

252	Cambridge Street	Cambridge Street Garage
265		Gas Station
272		Pizza
276		12 Apartments
278		Carawan One Inc.
279		Mass. General Parking Lot
282		Oginz Hardware
288		Joe & Nemo's
280		Haval Nagila Restaurant



MASS AVE.- BOYLSTON



C. Boylston/Mass. Avenue

1. Number of Acres: eighteen
2. Existing Uses: retail commercial, customer parking
3. Existing Parking Areas:
 - a. Private
 - (1) On Newbury Street
 - (2) Sherry Biltmore Parking
 - (3) On Haviland Street
 - (4) On Belvidere Street
 - b. Municipal: on street only
4. Potential: none
5. Class: "B"
6. Number of retail stores: seventy seven
7. Number of banks: three
8. Number of offices: five
9. Number of apartments: 14
10. Number of gas stations: none
11. Vacant: three
12. Total number of addresses: one hundred sixteen
13. General condition of the area: fair
14. Comments: The Boylston/Mass. Ave. commercial area serves as a community shopping area for the Back Bay. The area is in fair condition and is in need of increased off-street parking and amenities.
15. Priority: low

C. Boylston/Mass. Ave.

1. Description - Size - Location

The Boylston/Mass. Ave. retail area extends from the Harvard Bridge to St. Germain Street, on Mass. Ave. and from Mass. Ave. to Hereford Street on Boylston Street and Newbury Street. Newbury Street in this area is primarily general commercial, with a lot of realty and art galleries. Mass. Ave. is primarily a convenience area while Boylston Street is the prime retail commercial area.

2. Types and numbers of stores

The Boylston/Mass. Ave. area is primarily a convenience oriented shopping area. This area caters to the neighboring residential area and is not metropolitan in scope. The area lacks a large department or furniture store. The area has a large number of food oriented shops and restaurants. Several small furniture stores and boutiques are also located in the area. The A & P located on Mass. Ave. is the local grocery store and there are several smaller groceries in the area.

3. Conditions

The area is in fair condition. Mass. Ave. is in rather poor condition as opposed to the Boylston Section. Mass. Avenue is a collector - distributor road in rather poor condition. The area has a few trees but entirely lacks other amenities. The area also has an MBTA stop at Symphony Hall.

4. Parking

Parking in the area is supplied in off-street facilities. These areas are privately owned and maintained. They provide adequate parking for the shoppers and also for the users of Symphony Hall and the Boston Arena.

5. Evaluation of Viability

The Mass. Ave./Boylston community commercial area is viable. The area serves the Back Bay community and provides goods and services utilized by the community. The viability of the area is shown by the low number of

vacancies and the condition of the area, especially the shops and stores.

These are in fair condition and are reasonably well kept.

6. Priority - Need - Effect

The primary needs of this area are for: increased off street parking, street trees, street furniture, street lighting, improved traffic controls and other amenities. The area does not appear to be declining. Thus these improvements do not have to be undertaken immediately. However, they should be given serious consideration as the effect improvements might have on the area could be quite beneficial. The cost would have to be determined. For the meantime the priority of this area is less than the priority of Charles Street and of the uptown commercial area.

BOYLSTON/MASS. AVE.

1070	Waldorf Cafeteria
1078	Apartments
1080	Bluestein Office Supply
1084	Liquors
1084a	Residence
1088	Unicorn Coffee House
1091	Apartments
1096	ABC Baby Furniture
1100	BRA Fenway Site Office
1106	Cherry Co. Dental Equipment
1107	Church
1108	Florists
1109	Apartments
1110	Shoe Shine & Repair
1111	Apartments
1112	Perkins Veterinary Supplies
1114	Charlies Inc. Musical Instruments
1116	Jacks Drum Shop
1120	Tony's Pool Room
1120	Phoenix Coffee House
1122	Kay Bee Furniture Co.
1124	Franks Food Mart
1126	Fenway Building
1130	Back Bay Pharmacy
1140	Berklee College

MASSACHUSETTS AVENUE

6	Church
23	Pharmacy
25	Hawk Shop Restaurant
27	Apartments

27½	Apartments
29	Baker Drugs
30	Food Market
30a	Furrier
31	Apartments
33	Bullys Pup
45	Marlboro Market
47	Apartments
47a	Pal Joey's Restaurant
49	Sunshine Surplus & Salvage
49a	Reinhardt Lock & Safe Co.
49b	Apartments
51	Apartments
51a	Dino's Pizzeria Restaurant
59	Liquors
60	National Casket Co.
61	New Directions Clothing
65	Vacant
83	Eliot Lounge
84	Newbury Delicatessen
85	Elliot Coffee Shop
87	Beauty Shop
88	Laundry
88a	Sun Spot Tailors
89	Tailors
90	Esquire Barber Shop
90a	Lewis Shoe Repair
91	First National Bank
93	Sherman Building
94	Newburry's Steak House

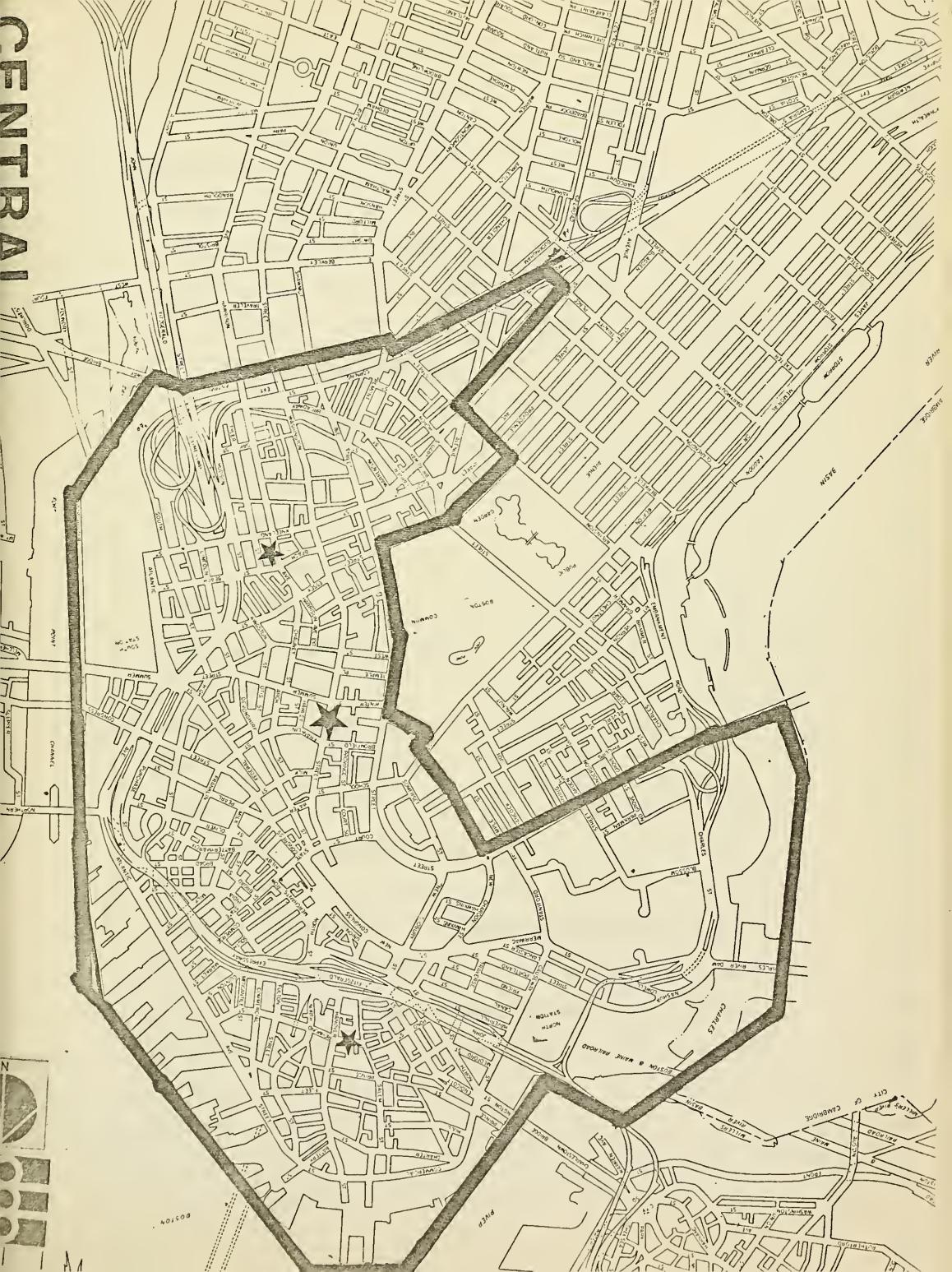
95	Lewandos Cleaners
97	Chicken out
100	Coolidge Cleaners
102	Kentucky Tavern
106	Vacant
108	Transit Building
110	MBTA Station
118	Peters Carp. Shop
130	State Street Bank
131	Bentley Cigars
135	Walboy
136	Friar Tucs
138	Vacant
139	Suffolk Franklin Bank
140	The Book Sellers
141	Hangleys
142-144-150	Bryant & Stratton
143	Apartments
145	Cosmetics
146	Modern Books
147	Prudential Cosmetics
149	Apartments
151	Modern Book Inc.
153	Back Bay Lounge
154	Beauty Shop
155	Apartments
156	
157	Friends
157	
158	Malden Cheese Co.

159	Symphony Flower Shop
159a	Cleaners
160	Back Bay Paint & Hardware
161	Florist
162	Florist
163	Sarni Cleaners
165	Brooks Discount
167	Brigham's
168	A & P Grocery
169	Office Building
171	Liquors
171a	Allen Stationary Corp.
173	173 Lounge
175	Ugi's Restaurant
177	Lila's Dress Shop
170	New Constuction
177a	Brother & Sister Shop
179	Bill's Bar & Lounge
180	Church Offices
181	Boylston Shoe
183	Far East Restaurant
185	Jewelery
188	Boylston Linen hop
187	Vacant
190	The Melody Shop
192	Nature Food Centers
194	Reading Room

V. Central

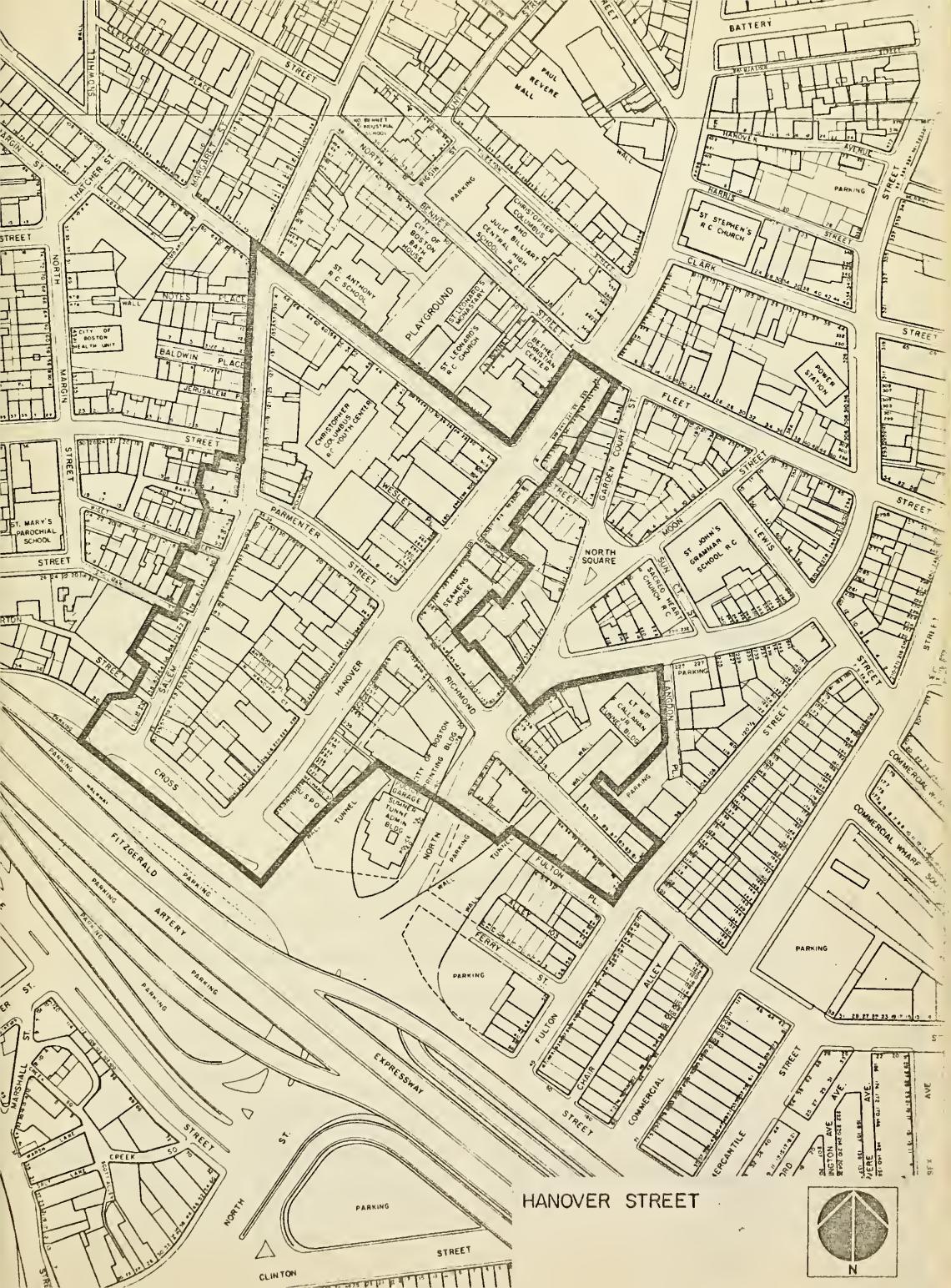
- A. Hanover/Salem
- B. Chinatown
- C. Downtown

CENTRAL



A. Hanover/Salem

1. Number of Acres: five
2. Existing Uses: retail commercial
3. Existing Parking Areas:
 - a. Municipal
 - (1) Under the expressway
 - (2) On street
 - b. Private: none
4. Potential: none
5. Class: "B"
6. Number of Retail Stores: 122
7. Number of banks: five
8. Number of meat markets: twenty
9. Number of offices: 21
10. Number of apartments: 54
11. Number of gas stations: none
12. Vacant: 25
13. Total number of addresses: 247
14. General condition of the area: four
15. Comments: The North End is the home of Italian community of Boston. The Hanover Salem Street is the community's commercial area. The area is plagued by many problems: narrow streets, lack of amenities, lack of parking and poor traffic circulation which need immediate attention.
16. Priority: high



HANOVER STREET



A. Hanover/Salem

1. Description - Size - Location

The North End is the home of the Italian community in Boston. Commercial stores and shops are found scattered throughout the area. The area defined by Hanover Street, Salem Street, Richmond Street, Parmenter Street, Prince Street and Cross Street is the area with the greatest concentration of commercial activity. This area is an ethnic commercial area which serves the needs of the Italian community. Prevalent among the stores are the bakeries, fruit stores, meat markets and restaurants.

2. Types and Numbers of Stores

The Hanover/Salem Street Commercial Street area has approximately two hundred and fifty retail stores, banks, restaurants, apartments, offices, and public or institutional uses. Roughly twenty five percent of the commercial use is provided by restaurants (15), bakeries (8), fruit (6), and meat markets (20). The area also has a large number of apartment buildings (15) and offices (16). Thus roughly 50% of the commercial use is not retail oriented but is rather service or food oriented.

The area is served by a large furniture store (Di Carlos), a jewelers, several small department stores and a number of men's and women's shops. Several clubs and organizations are also located in the area. The Hanover/Salem Street area provides all the goods and services needed by the local metropolitan Italian community.

3. Conditions

This area is characterized by very narrow and very congested streets. Salem Street is 30' wide, Hanover is 60' wide, Cross Street 50', Parmenter 40', Richmond 40', and Prince 25' wide. All the streets except Hanover Street are one way streets.

The area is totally lacking pedestrian and shopper amenities. The area does not have a park or green or area for shoppers to sit and rest. Trees and street lighting are also lacking. The quantity as well as the quality needs upgrading.

4. Parking

Parking is provided under the expressway for shoppers using the Hanover/Salem Street area. This parking area is also used by people going to Government Center, North Station and to the Market area. Thus in actuality the Hanover/Salem Street area has virtually no off-street parking.

The narrowness of the streets compounds the problem. Cars park on both sides of the side streets and on the sidewalks on Salem/Hanover Street is wide enough for cars to double and triple park and they do. This limits Hanover Street to one lane of moving traffic in many sections.

The area lacks vacant, undeveloped or underdeveloped land which could be used for parking. It has been suggested to widen the sidewalks and eliminate on street parking on Hanover Street. This would be very useful in eliminating congestion. However unless an off-street parking facility were also constructed the effect would be negative.

5. Viability

The North End commercial area is local as well as the metropolitan center for the Italian community. The area physically is in fair condition and is viable. Nonetheless the area does have its problems which unless corrected will only get worse. If conditions are allowed to deteriorate the area will become less viable.

6. Priority - Need - Effect

The North End commercial area should be studied to determine the effect and cost of improvements. The area has a serious need for off-street parking, pedestrian amenities, street lighting and neckdowns. These needs should be examined more fully to determine the solutions and to

find the means for implementing them.

PROPERTY ON HANOVER/SALEM

HANOVER STREET

198	Vacant
204	Leo's Upstairs Beauty Salon
204	Pleasure Travel Agency
206	Apartments
208	Apartments
210	Cross Imports Inc.
211	Mother Anna's Restaurant
213	Offices
214	Italian Made Shoes
215	Offices
216	Hanover Building
217	DIS Post Office
218	European Restaurant
220	Apartments
220A	Caggiano & Sons Florist
222	Tulio's Beauty & Barber Supplies
224	Apartments
225	Boston Travel Agency
226	Jem's Discount Center
230	Vacant
232	Apartments
234	Novelties
236	Vacant
238	Vacant
240	Apartments
242	Dpshnuolo'd Vsgr

HANOVER STREET

243	Caffe Roma Pastry
245	Nobile Insurance
246	V.F.W.
247	Apartments
249	Apartments
250	Tosi Music and Sporting Goods
251	Barber Shop
252	Physician
253	Apartments
255	Trio Raviolli Co.
256	Rottenberg Building
257	Modern Pastry Shop
259	Apartments
260	First National Bank
261	Offices
263	Di Carlo Furniture
264	Stabile Travel Agency
266	Triulzi Jeweler
267	Apartment
269	Vacant
270	Macaluso's
272	Beauty Salon
273	Optometrist
275	Barber
276	Dentist
278	Cassa Italian Club
277	Modello Pharmacy

HANOVER STREET

280	Cafe Pompeii Restaurant
281	Apartments
283	Apartments
284	Apartments
285	Varese Shoe Store
286	Rocco's Pastry Shop
288	Religious Articles
290	Travel Agency
294	Apartments
296	Cafe Paradise
300	Mikes Pastry
304	Apartments
306	Furniture De Lor
307	Caffe Vello Sports Restaurant
308	Burben Pharmacy
315	Haymarket Co-op Bank
316	First Faneuil Corp. Finance
319	Luncheonette
321	Apartments
323	Hanover Variety
325	Martini's Cigar Store
326	Joe & Nemo's
327	Apartments
328	Apartments
329A	Apartments
329	Barber Shop

SALEM STREET

50	Giuffre's Fish Market
52	Apartments
53	Vacant
54	Pace's Grocery
55	Vacant
56	Dairy Fresh Candies
57	Vacant
58	Morris Mea+ Market
59	Alpert Meats
62	Ferdinando Pizza
63	Apartments
64	Meyer's Market Meats
65	Vacant
66	Salem Food Store
67	Salem Wholesale Supply Men's Clo.
68	Supreme Public Market
69	North End Tv Service & Sales
70	Brother Bills Restaurant
71	Lopilato Bros. Fruit Dealers
73	Wholesale Carpet
74	Apartments
76	Del Bene's Meat Market
77	Caruso's Market Meats
78	Salem Gift and Card Shop
80	Vacant
80A	Drago & Sons Bakers

SALEM STREET

82	Apartment
84	Apartment
85	Alpert & Co. Meats
87	Lillians Specialty Store
89	Salem Street Hardware & Supply
93	Jacks Shoe Store
94	Abruzzese Meat Market
95	La Bella Pastry Shop
96	Clayman's Specialty Store Clo.
97	Bargains Unlimited
98	Boutique Feminique
99-103	Ideal Fruit Basket
100	M & M Cleaners
102	Dentist
102	Apartment
104	Jacobs Leather Co.
105	Polcari Variety
106	Meyers Bargain Center
107	Shawmut Bank
109	Centofanti Meat Market
110	Ingo Conservatory of Music
111	Lightman's Department Store
112	Larry's Ford Store
113	Apartments
113B	Watch Repairs
114	Roman Athletic Club
115	Davids Curtain Store

115	Apartments
116	Brook Farm Egg Co.
119	Addonizio Meat
120	Paesantism Meats
121	Rinaldi Fruits
121	Apartments
122	Vacant
125	Apartments
126	Vacant
127	Vacant
128	Vacant
129	Vacant
130	J & N Meat Market
130B	Vacant
133	Sheldon's Bargain Outlet Store
134	Modern Bakery
135	Fruit Store
135	Apartments
137	Apartments
139	Apartments
141	Etta's House of Fashion
142	Boston Edison Co.
144	Apartments
146	Apartments
148	Apartments
149	Apartments
150	Sportsman Association
151	Meat Market

PARMENTER STREET

7	Physician
9	Vacant
11	North End Fabrics
12	Apartment
14	Pal's Lunch
16	Apartments
18	Apartments
18	Retail Fruit
20	North End Com. Action Program
25	BPL
26	Yee Laundry
28	Deuterio Bakery
30	Vacant
31	Vacant
32	Sulmona Meat Market
33	Shawmut Bank
34	Apartments

PRINCE STREET

2	Bakery
3	Billiards
4	Apartments
5	North End Press Printing
6	Hanover Launderette
7	Etna Pastry Shop
8	Rose Marie Dresses
9	Apartments
10	Continental Distributions Inc.

PRINCE STREET

20	Apartments
22	Laundry
24	Apartments
25	Dentist
26	Linoleum
27	Apartments
28	Apartments
28½	Apartments
30	Accountant
32	Apartments
33	R. C. Church
34	Vangi Plumb. Supply
36	Apartments
38	Prince Civic & Social Club
40	Apartments
41	Holy Name Society
42	Hull Harmony Assoc. Club
44	Youth Center
46	Shaer's Bargain Center
50	Apartments
52	Palermo's Meat Market
53	School
54	Vacant
56	Apartments
57	North Bennett St. Ind. School
58	Vacant
60	Apartments
62	Vacant

PRINCE STREET

64	Apartments
67	Prince Luncheonette
69	Apartments
69A	Jerry's Groceries
71	Roma Pharmacy

CROSS STREET

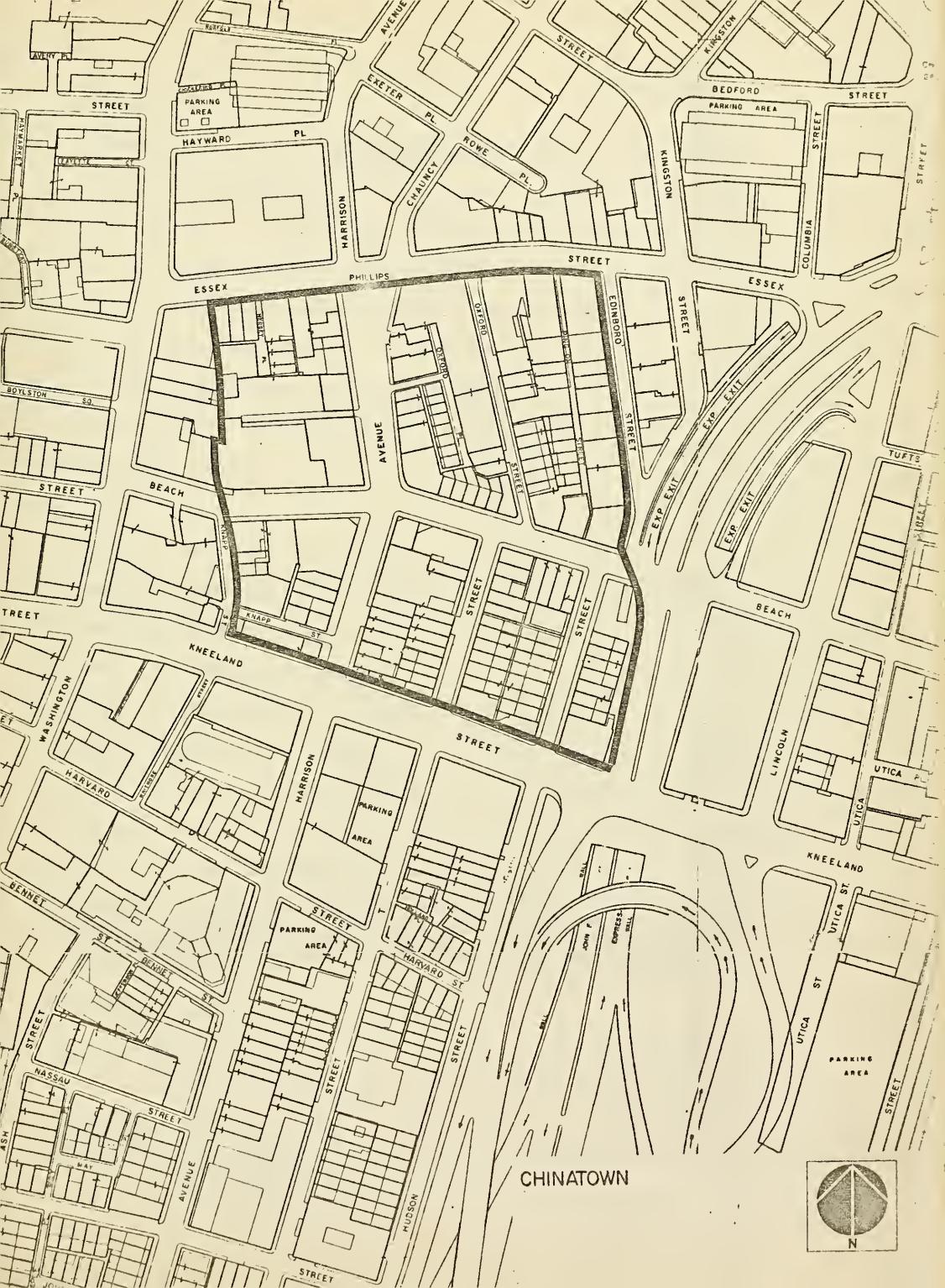
40	Martignetti's
42	Franks Fruit & Produce
44	Dock Sq. Meat Market
46	Pastry
46	Fruit
48	Vacant

RICHMOND STREET

106	Vacant
118	Apartments
115	Vacant
119	Apartments
123	Apartments
133	Muffin King
137	A1's Lunch
139	Otto Sign Service
141	Shoe Repair
143	Macaroni Mfr.
144	Andy's Meat Market
145A	Felcias
146	Vacant
146	Apartments
148	Vacant

RICHMOND STREET

148	Vacant
147	Apartments
150	Riccos Tavern
151	Grocery
153	Apartments



3. Chinatown

SEP 14 1973

1. Number of Acres: Four
2. Existing Uses: Retail, wholesale, manufacturing
3. Existing Parking areas:
 - a. Private
 - 1) Shoppers Garage - Beach Street
 - 2) Meyers Bros. Parking System - Harrison Ave.
 - 3) Electronic Parking - Harrison Ave.
 - 4) Bradford Auto Park - Oxford Street
 - b. Municipal: None off street
4. Potential: None
5. Class: "B"
6. Number of retail stores: eighty
7. Number of wholesale outlets: thirty
8. Number of Offices: nine
9. Number of apartments: eighteen
10. Number of banks: three
11. Number of gas stations: zero
12. Number of vacancies: twenty three
13. General condition of the area: fair
14. Total number of addresses: one hundred five
15. Comments: Chinatown is an area plagued with many problems. Efforts should be undertaken to analyze the area, to establish a specific program with specific goals and recommendations and also to implement such a program.
16. Priority: High

SEP 14 1973

B. Chinatown

1. Description - Size - Location

The Chinese business district is located on the edge of the garment district in the area bordered by Essex Street, Kneeland Street, Knarr Street and the expressway. The Chinese oriented businesses are located on Harrison Ave., Beach St., Oxford St., Hudson St., Tyler St. and Edinboro Street. This area comprises approximately four acres and contains about one hundred and sixty five addresses.

2. Types and numbers of stores

The Chinese business district is a diverse commercial area which serves the local as well as the metropolitan Chinese community. The area contains retail, wholesale and manufacturing business as well as service oriented uses. The district is the metropolitan center for Chinese cultural supplies. The area contains eighty retail and thirty wholesale enterprises.

3. Conditions

The buildings and physician areas of the private sector are in fair condition. The buildings are all multi-storyed many are entirely commercial buildings and many are residential and commercial. The Chinese shops and restaurants (inside) are all well maintained and attractive.

The public areas of the district are in deplorable condition. The streets are very narrow and very congested. The road conditions are also very poor with bumpy and broken pavement. The area is very dense and much of the traffic in the district is through traffic generated from the expressway. This traffic flows down Beach Street and the other streets in the district creating hazardous conditions for pedestrians.

4. Parking

A number of open lots and a parking garage are located in the district. These facilities are primarily used by shoppers and workers who are going downtown or to the garment district. Much of the traffic generated by the Chinese business is pick ups and delivery's which doesn't require parking but which needs access to the service entrances.

5. Priority - Need - Effect

The Chinese Business District has a severe need for increased street lighting, street improvements, traffic control and pedestrian amenities. The area is totally without green space and sitting areas. Pedestrian walkways, neckdowns and other amenities are needed in the area.

The cost of improvements, however, may be excessive. The area should be given a high priority and an extensive study undertaken. This study should determine specific needs, establish goals, determine costs and make recommendations for improvements.

SEP 14 1973

Harrison Ave.

1. 5 Meyers Bros. Parking System
2. 8 New England Tel & Tel
3. 17 Deung Ngow Tie
4. 21 South Seas Restaurant
5. 27 Chester Morris Clothing
6. 31 Meyer A. I. Copp. Clothing
7. 32 Yee Family Assoc. Club
8. 32 Boston Iron & Metal Co.
9. 32 Boston Junk Co. (office)
10. 32 Freeman L. Furniture Co.
11. 33 Ladies Garment Workers
12. 33 Sophia Dresses
13. 33 New England Bios Binding
14. 33 Howard Apparal Wholesale
15. 33 Sportswear Corp. Skirt Mfg.
16. 34 Apartments
17. 34a Shamrock Tavern
18. 35 Allied Sportswear Inc.
19. 36 See Sun Ho Kee Inc. grocery
20. 38 Chinatown Art Shop gifts
21. 40 Hong Kong House Importers
22. 40 Lady Jane Apparel Inc.
23. 40 Boston Printing Ink Co.
24. 40 Marion Dress Co.
25. 40 Sun Toy Offset printing
26. 40 Sher Woon Sportswear

27. 44 Eastern Markets
28. 61 Shawmut Bank
29. 62 Novack & Sons Woolen Whal
30. 66 North End Fabrics
31. 68 Jaton Corp. Womans Clo. Mfg.
32. 68 Shapiro Woolen Co. Stge.
33. 72 Oriental Giftland Importers
34. 74 Pransky Sewing Machine Co.
35. 75 Vacant
36. 77 Gee How Oak Tin Assoc.
37. 77 Sung Lee Chong Co. Importers Food
38. 78 Electronic Parking
39. 79 Wing Wing Grocery
40. 81 Vacant
41. 84-86 Simon Katz Co. Clothing Mfg.
42. 85 Price Sewing Machine Co.

SEP 14 1973

BEECH STREET

1. 16 Shoppers Garage
2. 17 Employment agency
3. 19 Nam Wah Inc. Restaurant Supplies
4. 21-23 Blanchard's Press
5. 23 Bernards Cdd. Whol.
6. 23 Joyce Lauren Sports Wear
7. 23 D & H Sportswear
8. 25 K & N Pant Corp.
9. 27 Vacant
10. 29 Deer Tree Ski Wear
11. 31 Julius & Sons Men's & Boys Clo. Mfg.
12. Imperial Cloth Co.
13. Gilbert Dress Co.

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14.		Beverly Rose Sportswear
15.	40	Vacant
16.	41	Sun Wah K Wok barber shop
17.	43	Lyno's Lounge
18.	46	Eastern Market
19.	48	Eastern Live Poultry Co.
20.	49	Apartments
21.	50	Sun Choong Lung & Co.
22.	50a	Vacant
23.	52	China Pagoda Restaurant
24.	54	Vacant
25.	54	Wah Quing Sun Co. Inc. grocery
26.	55	Hong Chung Wah Co. gifts and candy
27.	56	Lung Q W & Co.
28.	57	Toy Kim Inc. Restaurant
29.	58	Song Hee Restaurant
30.	60	Cathay Corner Inc.
31.	61	Vacant
32.	61a	Apartments
33.	62	Wing Chong Co. dry goods
34.	62a	Vacant
35.	63	Boslek Coffee House
36.	63a	Apartments
37.	64	Apartments
38.	65a	Apartments
38.	65	Vacant
40.	66	Golden Gate Co. Inc. Restaurant
41.	67	Polynesian Gift Shop
42.	68	Vacant
43.	70	Hox Kew Center
44.	72	Cathay House

HUDSON STREET

SEP 14 1973

1. 1 Apartments
2. 3 Tai Hung Tai Book Restaurant
3. 5a Tung Hing Lung Co. grocery
4. 6 Vacant
5. 7 Apartments
6. 8 Apartments
7. 7 Tung Hing Lung Inc. grocery
8. 10 Vacant
9. 10a Vacant
10. 11 Vacant
11. 11a Min Sang Market
12. 12 Apartments
13. 12a George Yee Notary Public
14. 13 Lee Sun Foo Travel Agency
15. 13a How Yen Han Restaurant
16. 14 China Pavillion Restaurant
17. 15 Wong Soon Inc. bakers whol. mfg.
18. 16 Apartments
19. 17 Know Gee Poy Assn. Soc. Club
20. 17a Quong Ynew Chong Club Social
21. 18 Chong Lung Kee Co. oriented goods
22. 20 Chinese Merchants Assoc. Bldg.
23. 20 Apartments
24. 20 Chinese Merchants Assoc. Bldg.
25. 21 Shanghai Restaurant
26. 21a Ct Yat Sun Chinese Bakery
27. 23 Vacant
28. 23½ Vacant

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OXFORD STREET

1. 10 Bradford Auto Park
2. 14 Chinatown L.C.H.
3. 16 Shanghai Printing Co.
4. 18 American Legion
5. 20 On Leong Auditorium
6. 22 Apartments
7. 22a Vacant
8. 24 Apartments
9. 24a Atai Fat Co.
10. 26 Vacant
11. 26a Residence
12. 28 Residence
13. 28a Chong Duey Grocery
14. 30 Vacant
15. 30a Storage
16. 32 Apartments
17. 34 Yee Hong Guey Restaurant
18. 34a Sun Sun Co. Importers

EDINBORO STREET

1. 11 Craig Textiles
2. 15 Hub Dry Goods Co. whol.
3. 17 Matthea Mfg. Clothing mfg.
4. 19 Hot Toy Noodle Co.
5. 21 Vacant
6. 23 Vacant
7. 25 Kwa Yu Health Inst.
8. 27 Standard Textile Corp. Whol.
9. 31 Paul Textile Co. Whol.
10. 33 Vacant

EDINBORORSTREET

11.	33	Vacant
		Feldman Clothing Mfg.
		TYLER STREET
1.	1	Chung Wah Hong Co.
2.	2	Chinese Women's Association
3.	2	Sing Kew Music Club
4.	3	Four Seas Restaurant
5.	5	Good Faith Restaurant
6.	6	Gung Ho Club social
7.	8	Fung Won Restaurant
8.	8½	Hung Gai Club social
9.	9	China Pearl Restaurant
10.	10	Lee Club Social
11.	10	Tiki Hut Restaurant
12.	11	Orient International Travel
13.	12	Peter Wong Ins.
14.	12a	Sing Wah Dry Cleaner
15.	13	Heng Fey Co. Chinese mdse retail
16.	14-16-20	Bob Wee's Islands
17.	15	Vacant
18.	22	N. Lyn Assoc. Social
19.	23	Happy Garden Restaurant
20.	25	House of Roy Restaurant
21.	25a	JHK Barber Shop
22.	27	Residence
23.	27½	Eastern West Co. strge.

C. Downtown

1. Description - Size - Location

The Downtown Commercial Area is the retail center for the metropolitan area. The area extends from Tremont Street to the expressway and from State Street to Park Square. This area contains the main offices of the regions major business and banking firms, the stock exchange, and the garment district.

2. Types and Numbers of Stores

The area has several hundred retail stores ranging from the small card shop to the large department store. The area also is a center for entertainment, with many theatres, nightclubs and restaurants.

3. Conditions

Overall the Downtown Area is in fair condition. Some sections are blighted; e.g., the Combat Zone and some sections are in good condition. The Downtown Area has seen a lot of new construction in recent years. A number of new buildings are currently being constructed and plans call for more new construction in the future.

4. Parking

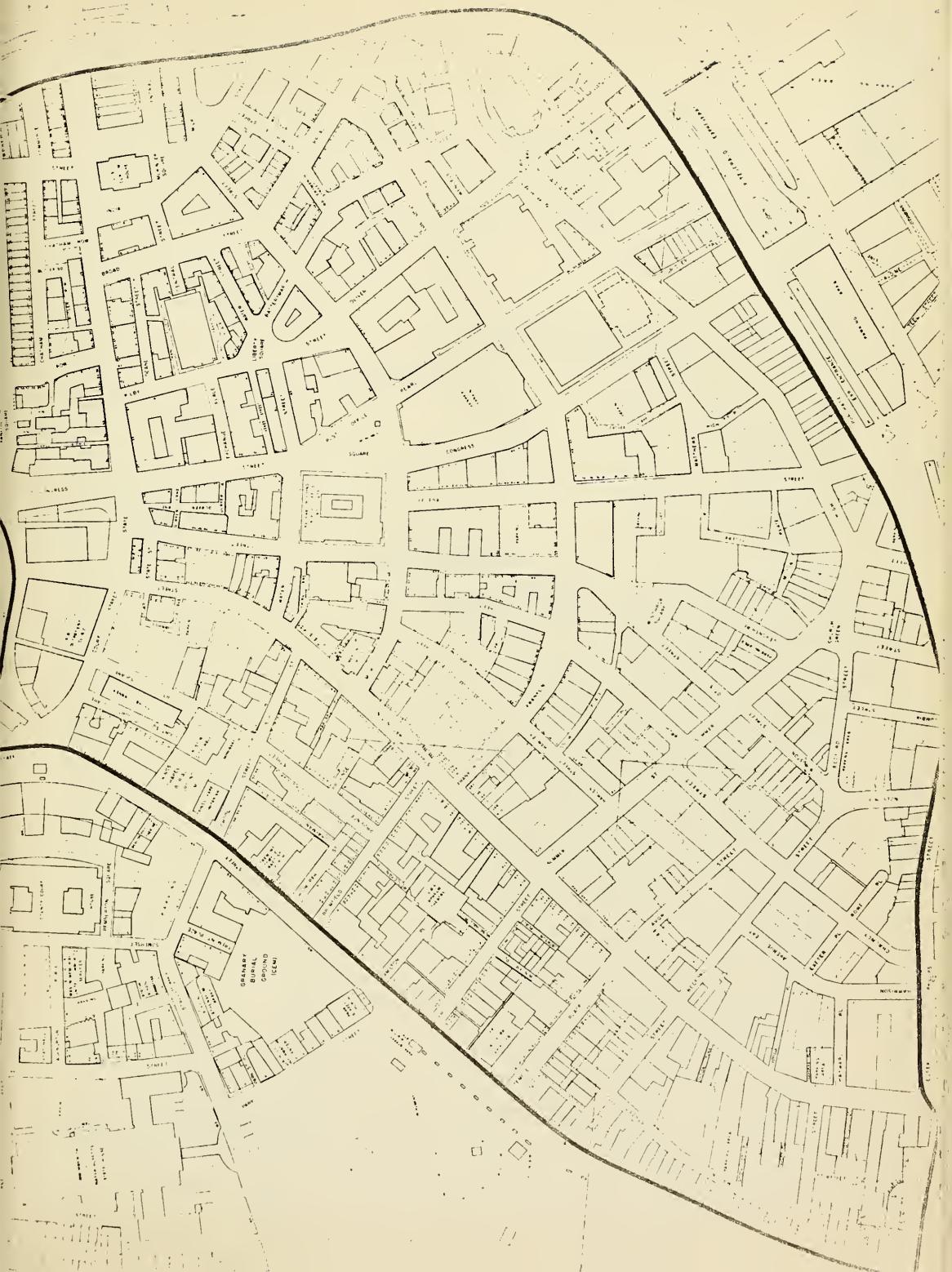
Parking is currently provided in many off street parking areas and garages. These along with on street parking provide an adequate number of spaces. The area is also well served by the MBTA and can be reached by all the MBTA lines (Orange, Red, Blue, and Green). Currently no new parking areas are planned for this area.

5. Viability

The Downtown Area is a thriving metropolis. The area is constantly being upgraded through new construction and rehabilitation.

6. Priority - Need - Effect

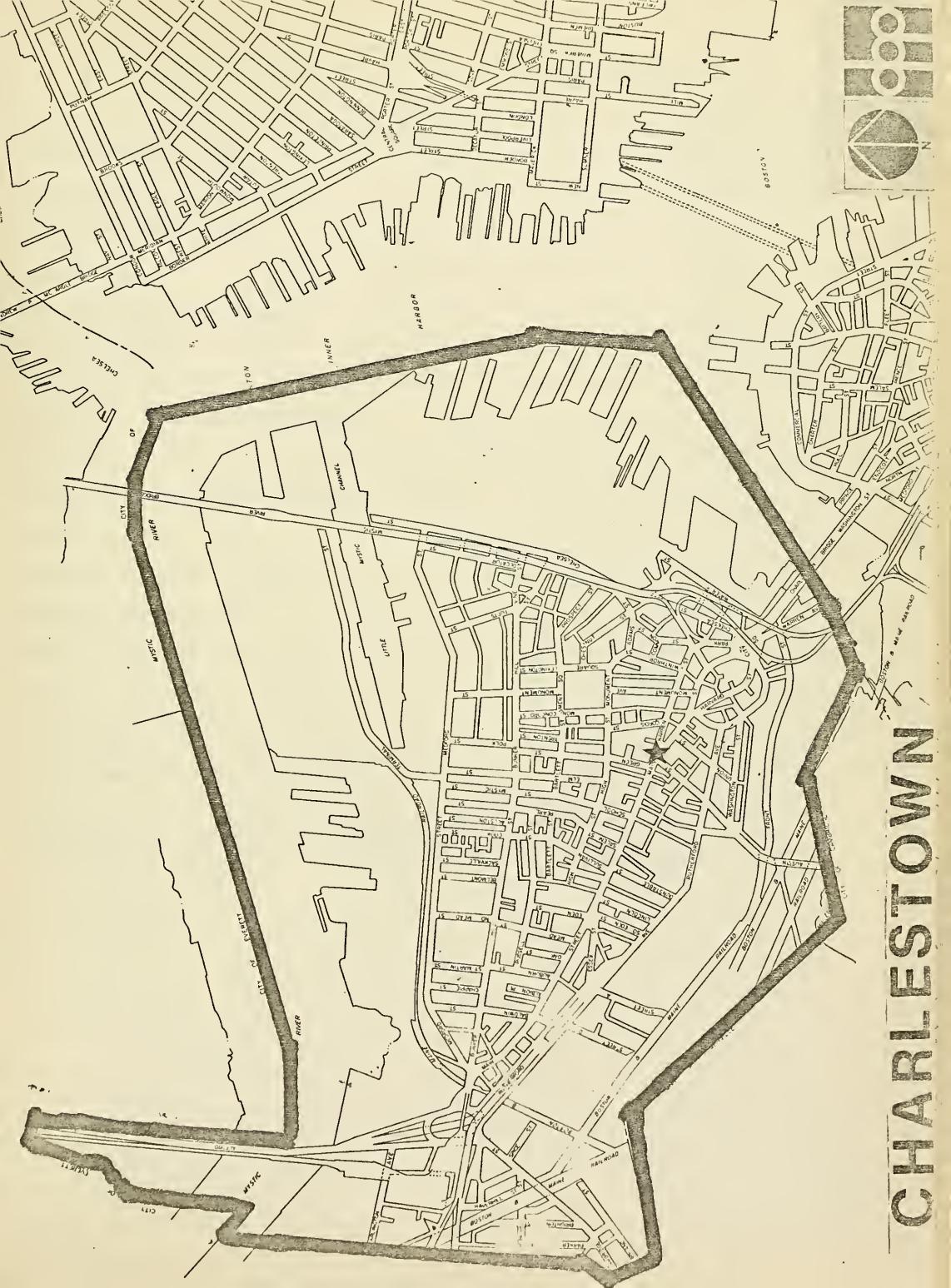
For the purposes of this report the downtown can be considered a low priority area. Plans for amenities, shoppers parks, trees, and lighting are in process. Improvements are constantly being upgraded and implemented by private and City investments. ~~Thus improvements such as envisioned by this~~



VI. Charlestown

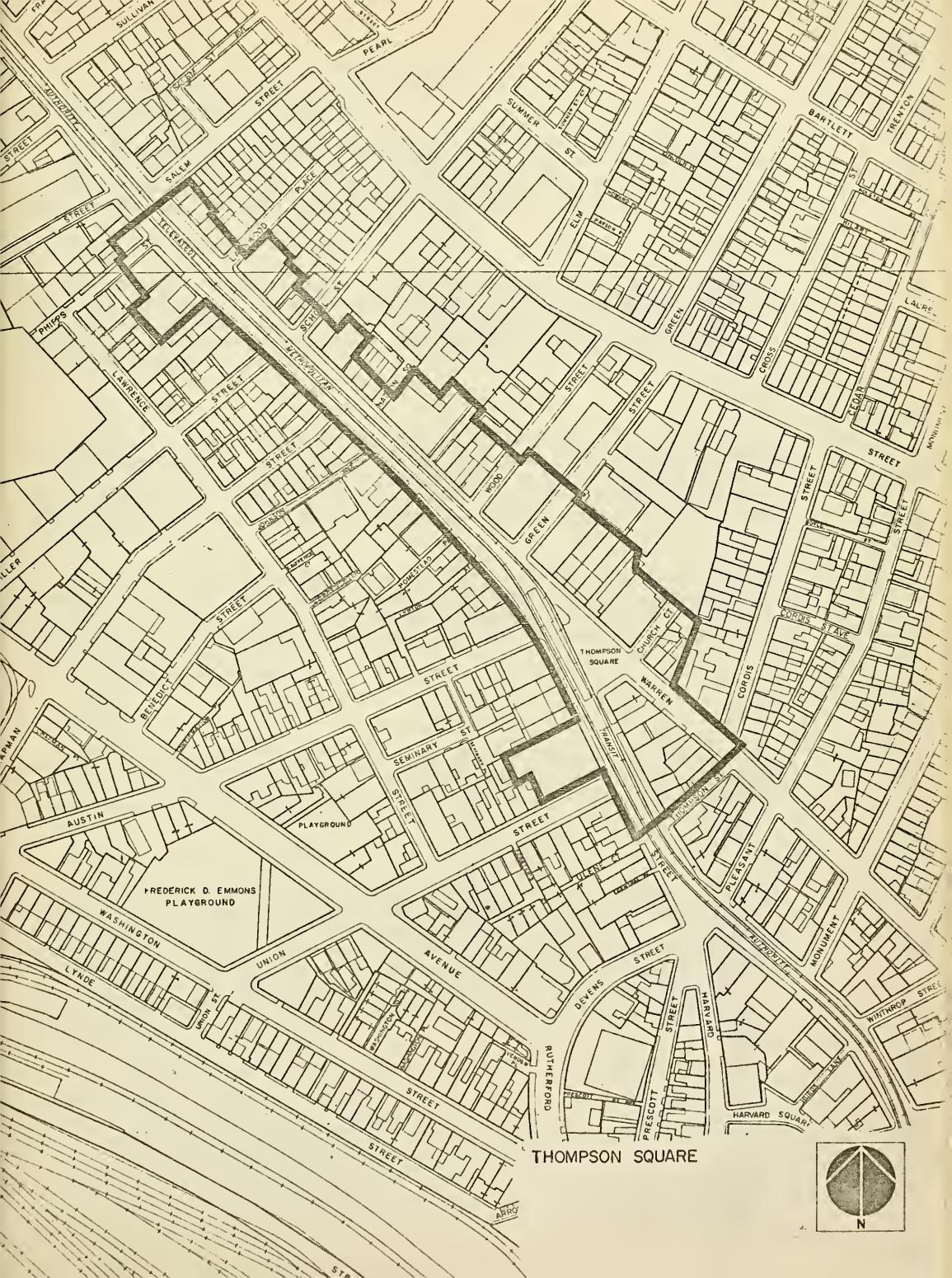
A. Thompson Square

CHARLESTOWN



SEP 14 1973

1. Number of Acres: six
2. Existing Uses: commercial
3. Existing parking areas.
 - a. Private
 - 1) In front of Gimbel's
 - 2) In front of Tilkens
 - b. Municipal: None
4. Potential: Proposed Shopping Center
5. Class "B"
6. Number of retail stores: sixteen
7. Number of banks: two
8. Number of apartments: eight
9. Number of offices: and two
10. Number of gas stations: none
11. Number of vacancies: seventeen
12. Total number of addresses: fifty
13. General condition of the area: poor
14. Comments: The Thompson Square commercial area is currently in very poor condition. The area lies within an urban renewal area and plans for the area's improvement are completed and improvements both public and private are underway.
15. Priority: Middle



THOMPSON SQUARE



SEP 14 1973

1. Description - Size - Location

The Thompson Square retail commercial area extends from the junction of Main Street and Warren Street to Salem Street. The area is Charlestown's primary commercial area and contains approximately fifty addresses. The area is also part of the Charlestown Urban Renewal Area.

2. Types and Numbers of Stores

The Thompson Square retail area contains approximately forty commercial uses. Sixteen retail stores, seventeen vacant stores, two banks, and two offices. The area currently is served by two grocery stores and one Women's Clothing Store. The area is not served by a large department or furniture store.

3. Conditions

Thompson Square is currently in very poor condition. The area had deteriorated to such a point where large scale demolition and rehabilitation were required. Under the Urban Renewal Project, a lot of demolition has already taken place. Several buildings have also been rehabilitated. A new shopping center is scheduled for the now vacant area between Main Street and Rutherford Avenue.

The Orange Line currently runs along Main Street and has a stop at Thompson Square. This elevated is scheduled to be removed once the new Orange Line to Malden is opened. Once the elevated is removed the area will be greatly upgraded. Private enterprise, already showing an interest in the area, will be greatly stimulated.

4. Parking

Parking does not constitute a problem because there is no demand for parking. Once the area starts to revitalize parking could become a problem. However, the shopping center which is planned for the area should receive adequate parking for the area.

5. Priority - Need - Effect

The Thompson Square Area is in the process of being reclaimed. The area has a great need for all types of improvements including amenities, street trees and street lighting. However improvements of this type should not be undertaken until the area has been both physically and economically rehabilitated. At this time any improvements of a cosmetic nature would be a waste of time, effort and money. Priority for this area should be middle; efforts should be made to stimulate and hasten the economic development of this area.

SEP 14 1978

THOMPSON SQUARE

1. MBTA Station
2. 1 Charlestown Savings Bank
3. 10 Gimbel's Liquors

MAIN STREET

1. 118 Vacant
2. 119 Vacant
3. 121 Vacant
4. 140 Tilkens Shoe
5. 179 BPL
6. 185 Vacant
7. 185½ Vacant
8. 187 Connolly's Restaurant
9. 191a Diamond Lumber
10. 193 Vacant
11. 197 Vacant
12. 199 Vacant
13. 201 Vacant
14. 207 Vacant
15. 209 Residence
16. 211 Shoe Repair
17. 213 Residence
18. 215 Beauty Salon
19. 217 Residence
20. 219 Optometrist
21. 221 Austin's Women's Clothing
22. 229 Vacant
23. 231 Vacant
24. 233 Vacant
25. 235 Lyons Fruit

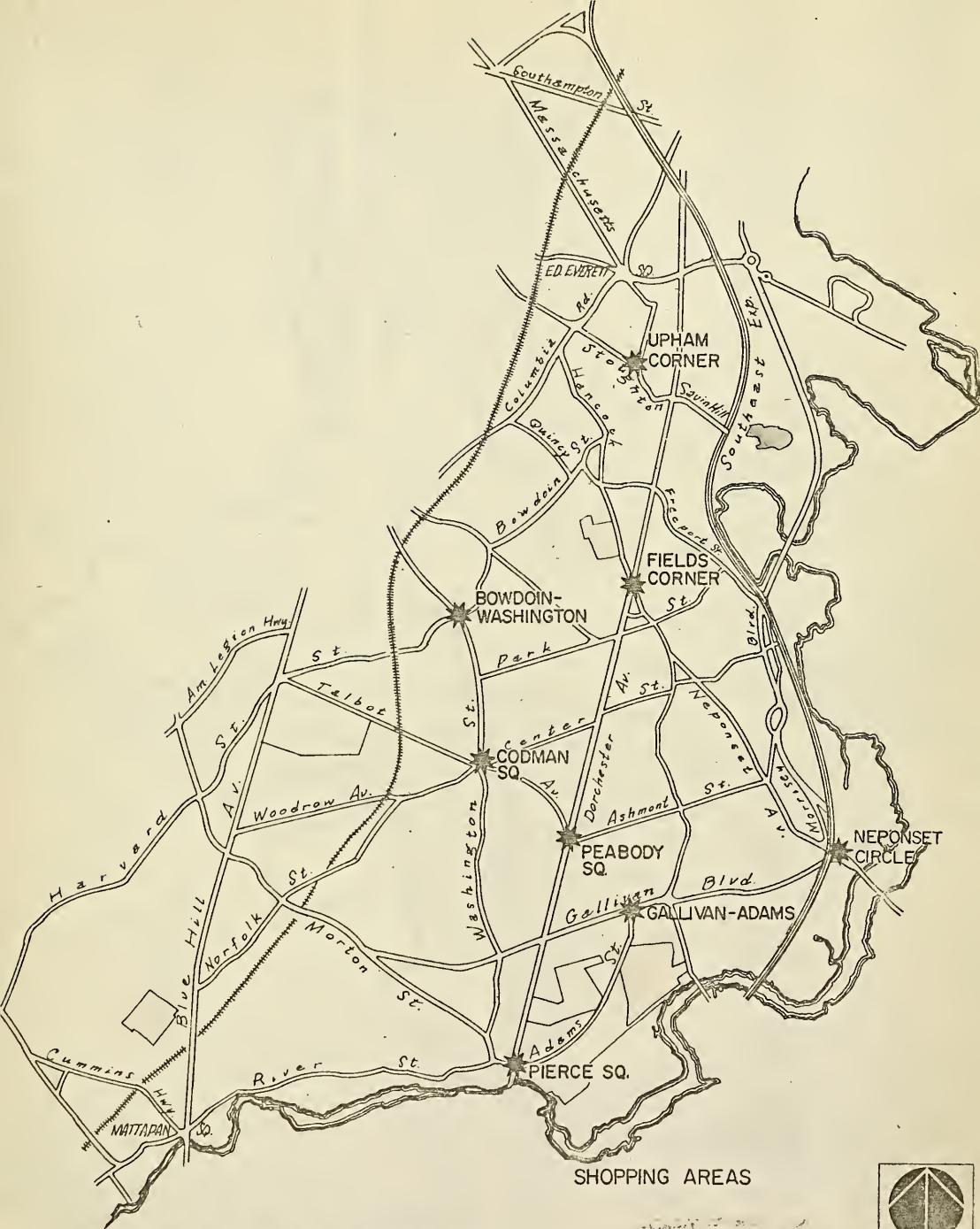
MAIN STREET

SEP 14 1973

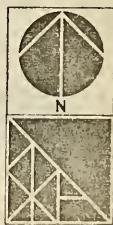
26.	245	Cleaners
27.	247	Laundrymat
28.	249	Vacant
29.	250	Charlestown Co Op Bank
30.	252	Lawyer
31.	254	Mosher Ice and Oil
32.	256	Residences
33.	257	Vacant
34.	258	Residence
35.	259	Residence
36.	260	Mc Carthy's Cafe
37.	263	Residence
38.	265	Jenny's Pizzza
39.	269	Vacant
40.	271	Vacant
41.	273	Vacant
42.	275	Eagle Market
43.	277	Charlestown Mechanics
44.	279	Residence
45.	281	Vacant
46.	283	Bongiorno's Subs

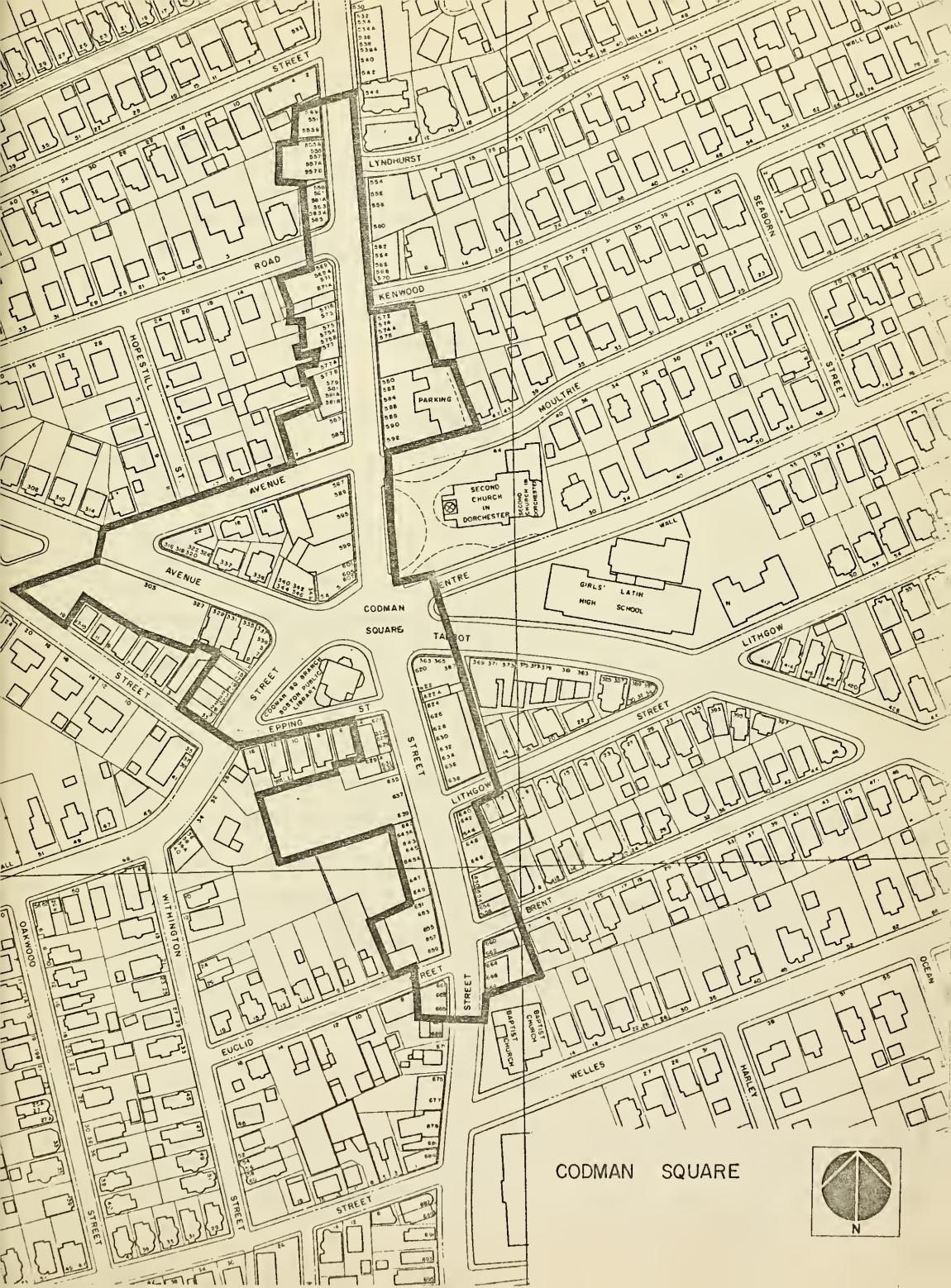
VII. Dorchester

- A. Codman Square
- B. Uphams Corner
- C. Fields Corner
- D. Neponset Circle
- E. Pierce Square
- F. Adams/Gallivan Boulevard
- G. Peabody Square



DORCHESTER





A. Codman Square

1. Number of Acres: Eleven
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas:
 - a. Municipal
 - (1) On Street parking meters
 - b. Private
 - (1) Behind First National Bank
4. Potential: None
5. Class "B"
6. Number of Retail Stores: 85
7. Number of Banks: Two
8. Number of Offices: Eighteen
9. Number of Apartments: Ten
10. Number of Gas Stations: Three
11. Vacant: Fifteen
12. Total Number of Addresses: 139
13. General Condition of the Area: Fair
14. Comments: The Codman Square area is currently in fair conditions
Detioration has however, begun and it should be checked before it g
gets out of hand. The area also a need for increased parking
facilities and amenitites.
15. Priority: High

Ev/5

1. CODMAN SQUARE

4. Description - Size - Location

Codman Square is located in Central Dorchester at the Junction of Washington St., Talbot Avenue, Centre Street and Norfolk Street. Codman Square is sometimes referred to as Dorchester Center. The commercial area of Codman Square extends from #465 to 666 Washington Street and includes one block on Talbot Avenue. Within this area of roughly eleven acres, 140 commercial, institutional, public and recreational activities are found. The area is primarily a long strip commercial area of approximately one half mile along Washington St.

2. B. Types and numbers of Stores

The Codman Square commercial area contains eighty-five retail stores, two banks, 27 offices and apartments, three gas stations, a church, school, post office, court house and fifteen vacancies. The area contains several furniture stores, groceries, pharmacys, clothing stores, shoe stores and other retail activities commonly found in a community shopping area.

3. C. Conditions

The Codman Square Commercial District is in fair condition. The majority of the stores are occupied and are operating. The area has fifteen vacancies of which three are currently being remodeled. One area from 579-581 Washington Street is boarded up in such a fashion that it is impossible to tell what condition the shops are in. Another area at 363-367 Talbot Avenue and Washington Street 620-622 Washington is also vacant and boarded up. These stores do appear seriously blighted and in need of extensive rehabilitation or demolition.

The Codman Square commercial area is entirely developed. There is no available vacant land which could be used for parking or for amenities. The area is lacking in terms of street trees and shopper amenities. However, unless some buildings were demolished, there is no land available to be developed.

4. D. Parking

The parking problem in Codman Square is acute. The only available parking is the First National Bank parking lot and on Street metered parking. The Bank lot is for bank customers only. The on Street parking is in continual use and many shoppers are forced to park on the side streets and many double park. An off Street parking facility would solve the parking problem in Codman Square. However, there is no vacant land within the area which could be developed as a parking lot.

5. E. Evaluation of Viability

Codman Square today is a viable community shopping. The area is however, beginning to show signs of deterioration. A few areas have vacant stores and two areas have boarded up stores. Deterioration is a contagious disease. Once the infection begins it spreads to adjacent buildings and before long, unless checked, the whole area becomes blighted.

The Codman Square deterioration has begun and it should be stemmed before it effects the entire area.

C. F. Priority

The cost of improving the Codman Square could be quite high. The area has definite needs in several areas physical and psychological. An effort should be made to stimulate private enterprize to rehabilitate structures which are beginning to deteriorate. Amenities such as street trees, improved street lighting, pedestrian amenities, neck-downs and off street parking should be provided for the area. The priority for this area should be high, deterioration has begun and it should be stemmed before it spreads.

CODMAN SQUARE

WASHINGTON STREET

465 Kentucky Fried Chicken
472 Gas Station
477 Salt H Fish & Chips
478 Norge Laundry
481 Notions
482 Barber
484 Cumberland Farms Dairy Stores
485 Printing Service
487 Vacant
493 Robert Hall Clothes
497 China Sun Lunch
499 Liberty Furniture
501 Codman Supply Co. Hdw.
503 Harry's Shoe Repair
503 Barber
505 Insurance
503 Used Furniture
507 Dentist
510 Municipal Court
511 Apartments
513 "
517 "
521 Italian Cuisine
525 Five Twenty Five Assoc.
527 H & R Block
528 Gas Station
529 Apartments
530 Vacant
532 Vacant
533 Physician
534 Podiatrist
536 Dentist
538 & 540 Used Clothing
540a Mercury T.V. Service
542 Vacant
544 Residence
546 Dentist
547 Rosedale Grocery
549 Bea's Dress Shop
551 Charles Shoe Service
553 Nu-System Beauty Salon
554 Real Estate
555 Aspinwall Pharmacy
556 Louis Shoes
557 Wash. Surgical & Hospital Supply
558 J. B. Boutique Retail Co.
559 Table Talk Pies
560 Boston Edison
560a Braverman Clothing
561 Barber Shop

WASHINGTON STREET

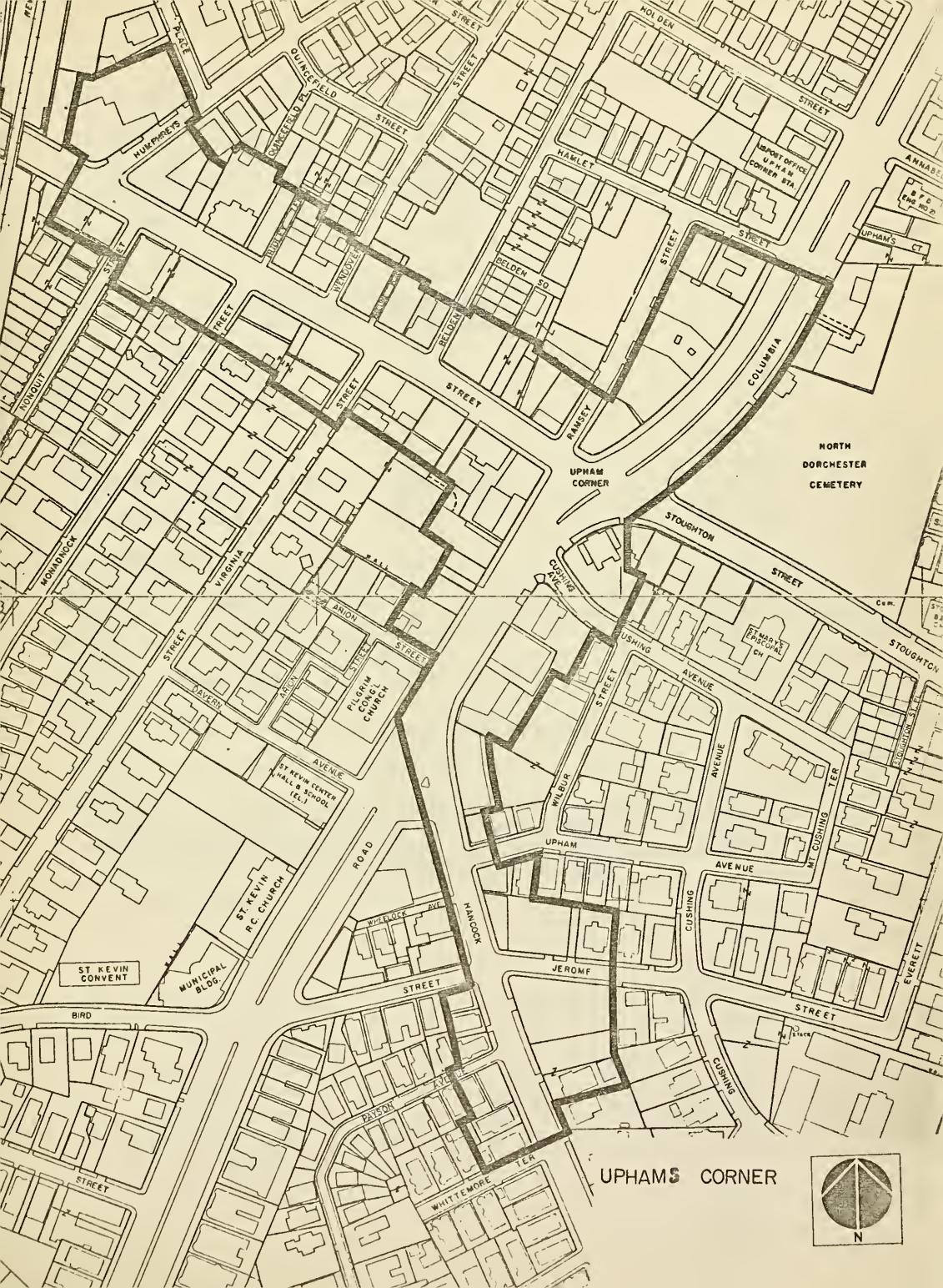
562 Vacant
563 Cleaners
564 Vacant
565 Kenwood Shop Variety
566 Esta's Dresses
569 Dorchester Savings
570 Harriets Youth Center
571b English Tom Lounge
571c McDonoughs Liquors
573 Codman Square Market
575 Art Gift Shop
575 Midtown Toy & Novelty
576 First National Store
577 Christian Science Reading Room
577a Insurance
577b Beauty Garden
579 Vacant
579a Vacant
580 Pan American Records
581 Codman Liquors
581a Vacant
581b "
582 Brigham
583 W.T. Grants
584 Mike's Inc. Mens Furn.
586 Bargain Shop
587 Kennedy Butter & Egg
588 Rix Discount Center
591 Carlton Shoe Store
592 First National Bank
593 Carroll Perfumes
595 Woolworth's
599 Cummings Womens Clothing
600 Church
601 Ogar Pharmacy
603 Jordy's Mens & Boys Wear
607 Donut Chef
618 Vacant
620 Vacant
621 Shoes
622 Vacant
622a "
623 Vacant
624 Ace Aluminum
625 & 631 Dorchester Hardware
627 Dentist
628 Cleaners
628 Insurance
629 Codman Professional Building
632 O & R Liquors
634 Quint Furniture & Appliances
637 Nursing Home

WASHINGTON STREET

638	Sals Pizza
641	Insurance
641a	Codman News
642-644	Vacant
643	Grayton Fuel
643a	Barber
645	Vacant
646	Fogg Auto Repair & Gas Station
647 & 647a	Washington Fur Storage
650-652	Business Machines
651	American Home Remodeling Co.
653	Movers
654	Realty
656	Residence
657	Laundry
658	Machine Shop
659	Rudy's Auto School
660	Carl's Shoe
661 G	Gorfinkle Furniture
662	Resident
664	Beauty Shop
666	Vacuum Cleaner Repair
666a	Joseph's Jewelry

TALBOT AVENUE

316 Talbot Cafe
320 Apartments
321 International Neckwear Co. Mfg.
322 Cross's Superette
324 Vacant
331 Apartments
332 "
333 "
336 "
337 "
339 Wallpater Outlet
340 Martin B. Furniture Co.
344 Apartments
348 Optomotrist



SEP 14 1973

B. Uphams Corner

1. Number of Acres: Two
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas:
 - 1) Private
 - a) Behind Dorchester Savings Bank
 - b) Behind Donkingman's Co op Bank
 - 2) Municipal: None
4. Potential: None
5. Class B
6. Number of Retail Stores: seventy three
7. Number of Banks: five
8. Number of Offices: sixteen
9. Number of Apartments: Ten
10. Number of Gas Stations: One
11. Number of vacancies: eight
12. Total number of addresses: one hundred fourteen
13. General Condition of the Area; Fair
14. Comments: The Uphams Corner Commercial Area is a viable community shopping area. The area suffers from several problems. A lack of parking, amenities and open space. The Area also lacks available land which could be used to correct these problems.
15. Priority: High

B. UPHAMS CORNER

A. Description - Size - Location

Uphams Corner is an area of approximately eighteen acres consisting of retail businesses on Columbia Road, Dudley Street and Stoughton Street. The area is actually two strip commercial areas, one along Columbia Road, and one along Dudley Street with corner commercial at Dudley Street and Columbia Road and at Stoughton Street and Columbia Road.

B. Types and Numbers of Stores

The area contains one-hundred and seventeen establishments providing retail commercial, office, public and open space activities. Seventy-three retail businesses including a large grocery (Elm Farm) several smaller grocerys, three furniture stores, several small department stores, a number of men's, women's and boy's apparel shops and a number of beauty shops, barber shops and restaurants. The area is also served by five banks, eleven offices and one loan company. Seven residences are also located within the area. Uphams Corner is a class "B" community oriented shopping area. All goods and services needed by the community can be found within the area.

C. Conditions

The Uphams Corner commercial area is generally in fair condition. There are only four vacancies along Columbia Road. One is the Strand Theatre which is deteriorating; two are owned by the Dorchester Savings Bank. These are in good condition and the bank could rent them if it wanted to. The other vacancy is in fair condition and some remodeling would be necessary before this store front could be rented.

The vacancies on Dudley Street are in poor condition. One entire block from 690-720 has been boarded up, vandalized and is in such poor condition that demolition is required. The other two vacancies, also in poor condition, do not require demolition but are in need of fairly extensive rehabilitation.

The Uphams Corner area has a definite need for shopper amenities, neckdowns and

and improved pedestrian access. The North Dorchester Cemetery is the only open space in the area. The effect of this on the area is limited by the high stone wall which encircles the cemetery. There is no vacant land within the area which could be used for open space activities. However, if the Strand Theatre is allowed to continue to deteriorate it will soon reach the point where demolition will become mandatory. The vacant land could then be used for amenities. Also the vacant buildings on Dudley Street should be demolished. However, these buildings are located on the edge of the commercial area. The space therefore would not be that beneficial if used for amenities.

4. D. Parking

Parking at Uphams Corner is severely limited. Parking is available for bank customers only on Columbia Road. The Dorchester Savings Bank allows its lot to be used by the public until 4:00 AM. The lot is then closed. The only other available parking is at meters along Columbia Road, Stoughton Street and Dudley Street.

The area is not served by rapid transit. However, it is served by several bus routes. The lack of parking presents a serious problem. The lack of land which could be used as a parking facility compounds the problem.

5. E. Evaluation of Viability

Uphams Corner is one of Dorchester's most viable commercial areas. The area provides the basic goods and services needed by the community and as a result the area is used by the community. The stores are well maintained and the low number of vacancies is an indicator of the viability of the area.

6. F. Priority - Need - Effect

The Uphams Corner commercial area have a high priority for improvements. The area has a serious shortage of amenities and parking. These should be corrected in order to insure and to increase the viability of the area. However, because of the lack of available space which could be used for improvements such as a park and off-street parking presents a rather serious problem. The area should therefore be

studied in more detail and specific recommendations and cost estimates devised. Then the feasibility of improving this area could be determined.

UPHAMS CORNER

STOUGHTON STREET

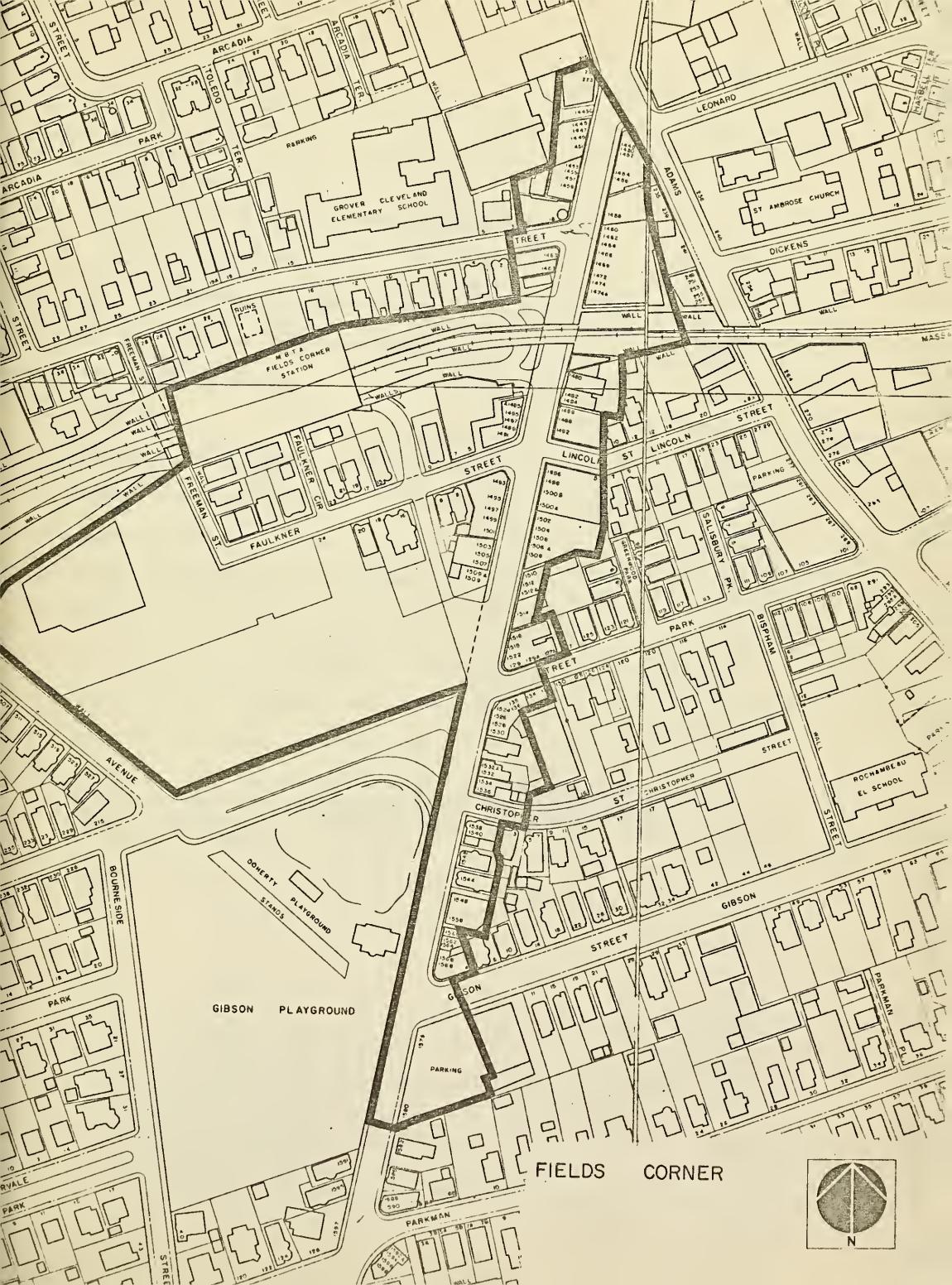
1.	Edward Everett Federal Savings Loan
9.	Dublin House Restaurant
11.	Vacant
11a.	Lawyer
17.	Travel Service
19.	Jimmy's Cafe
25.	Asia Restaurant
31.	Fong's Laundry
33.	Vacant
45.	Apartments
49.	"
53.	"
55.	"

DUDLEY STREET

689	Vacant
691	Tavern
	Vacant Block Delapitated
693	TVRepair
695	Fuel Oils
697	Barber Shop
699	Restaurant
703	Grocery
720	Good Shepherd
713	Apartments
715	Apartments
722	Upholsters
724	Sweet Shop
726	Linoleum Shop
728	Market
730	Lounge
725	Barber Shop
727	Beauty Shop
729	Plastic Covers
731	Music Box
733	Reader &
733	Yard Goods
735	Liquors
737	Cleaners
739	Bargain Center
741	Thom McAnn
734	Insurance
736	Barber Shop
738	UCIC
742	Foto shop
744	K & E Jewelers
746	Vacant
748	Hardware
750	Freeman Furniture
760	Latin Store
762	Market
770	Automat Shoes
772	Diskay Discount Mkt
774	Cummings Womens Clothes
776	Warren Furniture
778	Kresge's
751	Worthmore Supply Furniture
753	Restaurant
755	Casta Noel
757	Dress Shop
759	LaGall Bar & Grill
761	United Stores Dept. Store
763	Beauty Salon
769	Ethel Graves Fashions
773	Bread Market
775	Wartin's Shoes
777	Shoe Repairing
779	Pauls Mens & Boys Clothing

COLUMBIA ROAD

531	Standard Auto Gear
533	Strand Pharmacy
535	Adeline's Beauty Shop
540	Church
541	Reilly's Cafe
543	Vacant
545	Venus Cleaners
547	Strand Bldg
547	New Eng. Tel. & Tel.
554	Brighams
555	First National Bank
556	Residence
558	Columbia Billiard Co.
558	Bowling
559	Gas Station
560	Boston Edison
562	Little City Hall
564	Workingmans Co op Bank
566	Cifrino Liquors
566a	Big Daddy Pizza
568	Vacant
570	Vacant
572	Dorchester Savings Bank
576	Piotti TV Sales & Service
580	Barker & Carlier Stationers
582	Insurance
584	22 Offices
585	Shawmut Bank
592	Uphams Corner Smoke Shop
592b	Vacant
594	Rix Discount Center
594	Alterations Jewelry Fabrics
595	North Burial Ground
596	Ricco's Sub Shop
598	Madelyn's Apparel Shop (Second Floor)
598	Household Finance
600	Elm Farm
617	Neighborhood Youth Corps Center
618	Optomotrist
619	Duddy's Tires
620	Al's Driving School
620	Apartments
622	Apartments
632	Dentist
636	Post Office
639	Continental Lounge
640	Residence
641	Fire Station
644	Podiatrist



C. Fields Corner

1. Number of Acres: 18
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas; One
 - 1) Private-shopping center lot.
 - 2) Municipal - on street parking.
4. ~~Bothe Retail~~ ~~None~~ ~~None~~
5. Class "B"
6. Number of Retail Stores: ninety six
7. Number of Banks: Five
8. Number of Offices; twenty
9. Number of Apartments: twenty-eight
10. Number of gas stations: One
11. Number of vacancies: twenty
12. Total number of addresses: one seventy four
13. General Condition of the area: Good
14. Comments: This is one of Dorchester's most important shopping areas. The area has only minor problems one of which is an acute. Shortage of off street parking. Improvements, minor in nature;are needed.
15. Priority: High

SEP 14 1973

C. Fields Corner

1. Description - size - location

D Fields Corner is the largest retail commercial shopping area in Dorchester. The area consists primarily of two strips of stores. One on Dorchester Avenue and one on Adams Street. In addition to these stores, is the Fields Corner Shopping Plaza on Dorchester Avenue. This shopping center contains few stores and six hundred parking spaces. The Fields Corner commercial area also contains an M.B.T.A. station and a playground.

2. Types and numbers of stores

The Fields Corner commercial area consists of one hundred and seventy five establishments, providing retail commercial, office, public, open space and recreational facilities for the Dorchester community. Ninety six retail stores are located within the area. These stores provide the community a wide variety of goods and stores ranging from the large grocery and furniture store to the small variety and specialty shop. The area also contains a large amount of service oriented businesses such as beauty shops, barber shops, travel agencies, insurance agents and realtors.

3. Conditions

The Fields Corner commercial area is generally in good condition. The area has about twenty vacancies. However most of these can be rented as is; a few need some remodeling and repairs. None warrant demolition.

Fields Corner is served by the MBTA Red Line. This is not a park and ride facility for commuters to the downtown area. The users arrive by bus or are dropped off. The area is also served by several bus routes. Thus many of the shoppers use public transportation rather than private vehicles to reach the shopping area.

The area is served by both the Gibson playground and the Doherty playground. These amenities are an aesthetic benefit to the area. However, like all areas this area could use increased amenities.

4. Parking

The Fields Corner commercial area does suffer from a lack of adequate parking. The shopping center with its 600 spaces is the only off street parking facility in the area. The only other available parking is short term on street meter parking. As in most built up areas, the Fields Corner area lacks available vacant land which could readily and inexpensively be converted into an off-street facility.

5. Evaluation of Viability

The Fields Corner commercial area is Dorchester's largest and busiest

commercial area. The area is viable and has several major attractors of shoppers. These would be the shopping center, the MBTA station, the two playgrounds the L.C.H. and the many fine stores located within the area. The area is viable and probably continue to be for some time. However the number of vacancies could be an indicator of trouble. If more stores become vacant and remain vacant they will begin to deteriorate. They will then become a serious blighting factor in the area.

6. Priority

This area should be given a high priority. With a little care and concern this area should continue as apprimary shopping area for the Dorchester community. The needs of this area are not that great. The influx of a small amount of city funds in the form of new lighting. Additional trees and benches placed on the perimeter of the playgrounds could have a positive impact on the area. Also a parking facility would improve the area immediately. However, because of the lack of available land this could be quite expensive.

SEP 14 1973

PROPERTY IN FIELDS CORNER

DORCHESTER AVE.

1365 1365 Pealco Inc. Saldd dressing mfg.
1366 Vacant
1367 Dorchester Cycle
1366 Vacant
1370 Vacant
1371 Patey's Barber Shop
1372 Vacant
1373 Apartment
1374 Vacant
1375 Vacant
1376 Vacant
1376a Vacant
1378 Vacant
1379-1391-1397 Pitnofs Stove and Furniture (overflow)
1385 Residence
1386 Bill's Discount Tire Center
1390 Vacant
1392 Pitnof's Stove and Furniture Store (retail)
1393 Residence
1395 REdidence
1396 Residence
1398 Mac's Variety Store
1397 Apartments
1399a Apartments

SEP 14 1973

Dorchester Ave.

25.	1400	Bill's Bait and Sport Shop
26.	1403	Residence
27.	1404	Fields Corner Linoleum Co. Linoleum Co.
28.	1407	Vacant
29.	1408	Apartments
30.	1409	Barry's Yarns
31.	1411	Seidel's Sewing Machine Repair Shop
32.	1412q	Fields Corner Linoleum Corp. (Strge)
33.	1413	Foley's Cafe
34.	1415	Funeral Home
35.	1417	Fields Corner Plate Glass Co.
36.	1420	Henry's Hamburg Co.
37.	1421-23	Robchris Printing Co.
38.	1425	Vacant
39.	1428	Insurance
40.	1428a	Optometrist
41.	1429	Dentist
42.	1431	Shoe Repair
43.	1432	Lappen Auto Supply Co.
44.	1433	Vacant
45.	1435	Daly's Mill End Store Dry Goods
46.	1437	Vacant
47.	1439	Beauty Salon
48.	1440	First National Bank
49.	1441	Adams Appliance Stge
50.	1442	Lawyers

SEP 1 1973

51.	1442	Mass. Co Op Bank
52.	1443	Lawyer
53.	1443a	Accountants
54.	1443b	Physician
55.	1444	Real Estate
56.	1444	Insurance
57.	1445	Vacant
58.	1446	Fields Corner Supply Co. hdw.
59.	1448	Liggett Rexall Drugs
60.	1449	The Irish Rover Restaurant
61.	1450	La Esperanza Bodega Grocery
62.	1452	Residence
63.	1453	Fields Corner 130 W Bowling and Pool
64.	1454	Residence
65.	1455	Beauty Shop
66.	1456	Carlton Shoe Stores
67.	1456	F. W. Woolworth
68.	1457	Family Loan Corp.
69.	1459	Giant Shoe Outlet
70.	1460	Ho Wan Restaurant
71.	1461	Cunningham Cafe
72.	1462	Mallow's Cafe
73.	1463	Vacant
74.	1464	Jane Lee Frocks Women's Clothing
75.	1465	Apartments
76.	1467	Apartments
77.	1468	Salvation Army Thrift Shop

SEP 14 1973

78.	1469	Barber Shop and Beauty Shop
79.	1471	Insurance
80.	1474	Kippie Knook
81.	1475	MBTA Station
82.	1476	The Donut Chef
83.	1478	Modern Dance School
84.	1480	Lon's Sample Shop Dry Goods
85.	1480a	The Hat Trick Sport Shop
86.	1480b	The Jewelry Store
87.	1480c	Rondo's Restaurant
88.	1482	Vacant
89.	1485	Piazza Const. Co.
90.	1485	Newspaper Distribution
91.	1486	Boston Legal Assistance
92.	1487	John's Sewing Center
93.	1488	Mac's Engraving Key Shop
94.	1490	L & M Dept. Store
95.	1491	Lenox Cleaners
96.	1492	Public Finance Co.
97.	1493	Vacant
98.	1493a	Beauty Shop
99.	1495	Avenue Linoleum Center
100.	1497	Royals Men's Store
101.	1500	Globe Furniture Co.
102.	1501	Gallaghers Cafe

103. 1502 Publix Market SEP 1 4 1973
104. 1505-07 Blarney Stone Bar and Grille
105. 1506 Youngs Dry Goods
106. 1508 Hf Fi Pizza
107. 1510 Vacant
108. 1512 Avenue Package Store
109. 1512a Murray's Pharmacy
110. 1514 Lawyer
111. 1514a Dental Lab
112. 1514a Fields Corner Deli
113. 1515 Fields Corner Taxi
114. 1520 BPL
115. 1524 Park Theatre
116. 1526 Fields Corner C.I.P.
117. 1528 Apartments
118. 1530 Chuck's Sub Shop
119. 1532 Townfield Tavern
120. 1534 Real Estate
121. 1534a Residence
122. 1538 Residence
123. 1540 Barber Shop
124. 1542 Apartments
125. 1544 Rubin Hardware
126. 1545 Rubin Hardware
127. 1548 Dorchester Awning Co.
128. 1560 Fields Corner Driving School
129. 1564 Residence
130. 1568 Gibson Liquor Mart
131. 1569 Gibson Field

DORCHESTER AVE.

SEP 14 1973

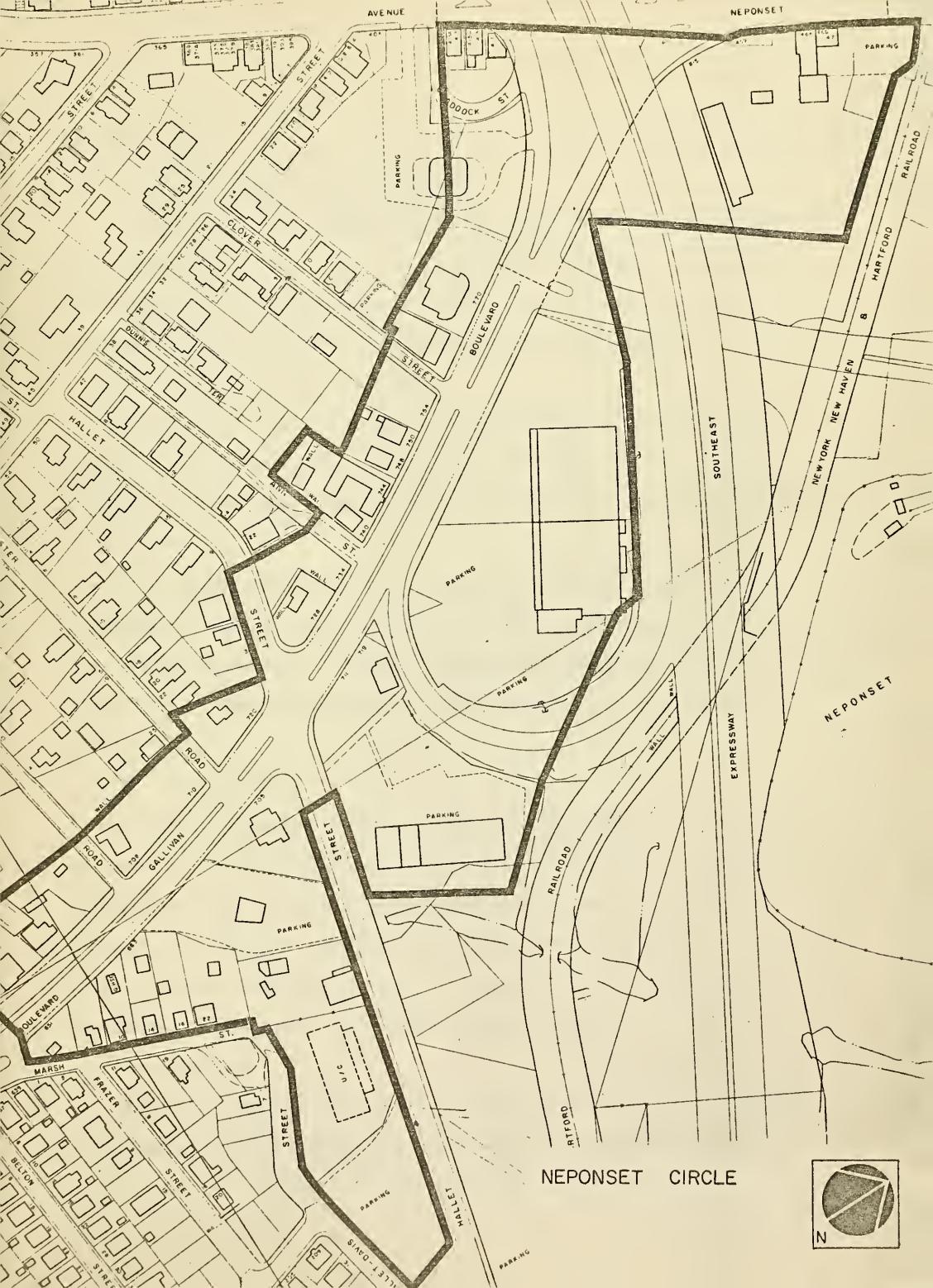
132. 1576 Alden Cleaners
 133. 1578 Nanina's Restaurant
 134. 1580 Bombardieri Bakery and Superette
 135. 1582 Residence
 136. 1586 Residence
 137. 1588 Parkman Radio
 138. 1590 Todd's Variety
 139. 1591 Apartments
 140. 1592 John's Barber Shop
 141. 1592a Residence
 142. 1593 Vacant
 143. 1594 Real Estate
 144. 1598 Residence

ADAMS STREET

1. 194 Apartments
 2. 196 Apartments
 3. 197 Dempsey Liquors
 4. 198 Funeral Home
 5. 199 Barber
 6. 200-202-208 Adams Appliance
 7. 203 Meyer's Deli
 8. 204 Vacant
 9. 207 Peerless Market
 10. 215 Vacant
 11. 216 Shiffman's Dry Goods
 12. 217 Suffolk Franklin Bank
 13. 222 U.S. P. Ob
 14. 223 Charlies Ice Cream
 15. 229 Apartments

16.	240	St. Ambrose Rectory
17.	241	Realty
18.	246	Hartnett Radio Equipment
18.	246	St. Ambrose Church
19.	249	
19.	249	Hartnett Radio Equipment
20.	251-253-257	Kilduff Florist
21.	252	Funeral Home
22.	254	Residence
23.	256	Residence
24.	261	Residence
25.	265	Freeport Marble and Tile
26.	270	Dorchester Plate & Window
27.	276	Freeport Engine Co.
28.	286	City Police Repair Garage
29.	289	Bowling Ally's
30.	291	Sam's Cafe
31.	293	Vacant
32.	295	Coal & Oil Co.
33.	295	Barber Shop

SEP 14 1973



NEPONSET CIRCLE

1. Description - Size - Location

The Neponset Circle shopping area is another of Dorchester's primary retail commercial areas. The area is located on the Quincy-Boston Line. The stores are located on Neponset Avenue and on Gallivan Boulevard. A fairly new shopping center is located on Morrissey Boulevard.

2. Types and Number of Stores

The Neponset Circle shopping area consists of approximately sixty establishments. Forty-one of these stores are either retail or general commercial enterprizes. Some manufacturing businesses are also located in the area.

The area provides all the basic goods and services usually found in a community shopping area. The area contains a large grocery store, the Stop & Shop, a discount department store, Mais, a bank and a hardware store as well as a number of other stores which offer a variety of goods and services.

3. Conditions

The area is in good condition; many of the buildings are relatively new and all are well maintained. The area is located at the junction of three major roads: Neponset Avenue, Gallivan Boulevard and Morrissey Boulevard. An entrance and exit from the Southeast Expressway is located within the area. The area is primarily dependent on the automobile for its patrons. The area is not served by rapid transit.

4. Parking

Parking is available for patrons at many of the stores. Two hundred and eighty-three parking spaces are available at the Neponset Circle Shopping Center. At this time, the available parking appears to be adequate at this time.

5. Evaluation of Viability

The Neponset Circle shopping area appears to be viable. The South Boston Savings Bank recently opened a branch office in the area, to become the second bank in the area. The other stores appear viable and attract customers from the surrounding communities.

6. Priority - Need - Effect

The Neponset Circle commercial area is an area which is in good condition and has relatively little need for improvements. The effect would be aesthetically effective and would probably be cost effective. However, there are several other areas in Dorchester which have a much greater need. Priority for the Neponset Circle area should be low.

D. Neponset Circle

1. Number of Acres: Twenty-one
2. Existing Parking Lots: Two
 - a. Private: Two
 - 1) 405 and 471 Neponset Avenue
3. Potential: None
4. Number of Retail Stores: Forty-one
5. Number of Banks: Two
6. Number of Offices and Apartments: Seven
7. Number of Gas Stations: Four
8. Vacant: Five
9. General Condition of the Area: Good
10. Comments: The need for improved amenities is not urgent at this time. The Neponset Circle commercial area has adequate parking and the lack of amentities does not adversely effect the area.
11. Priority: Low

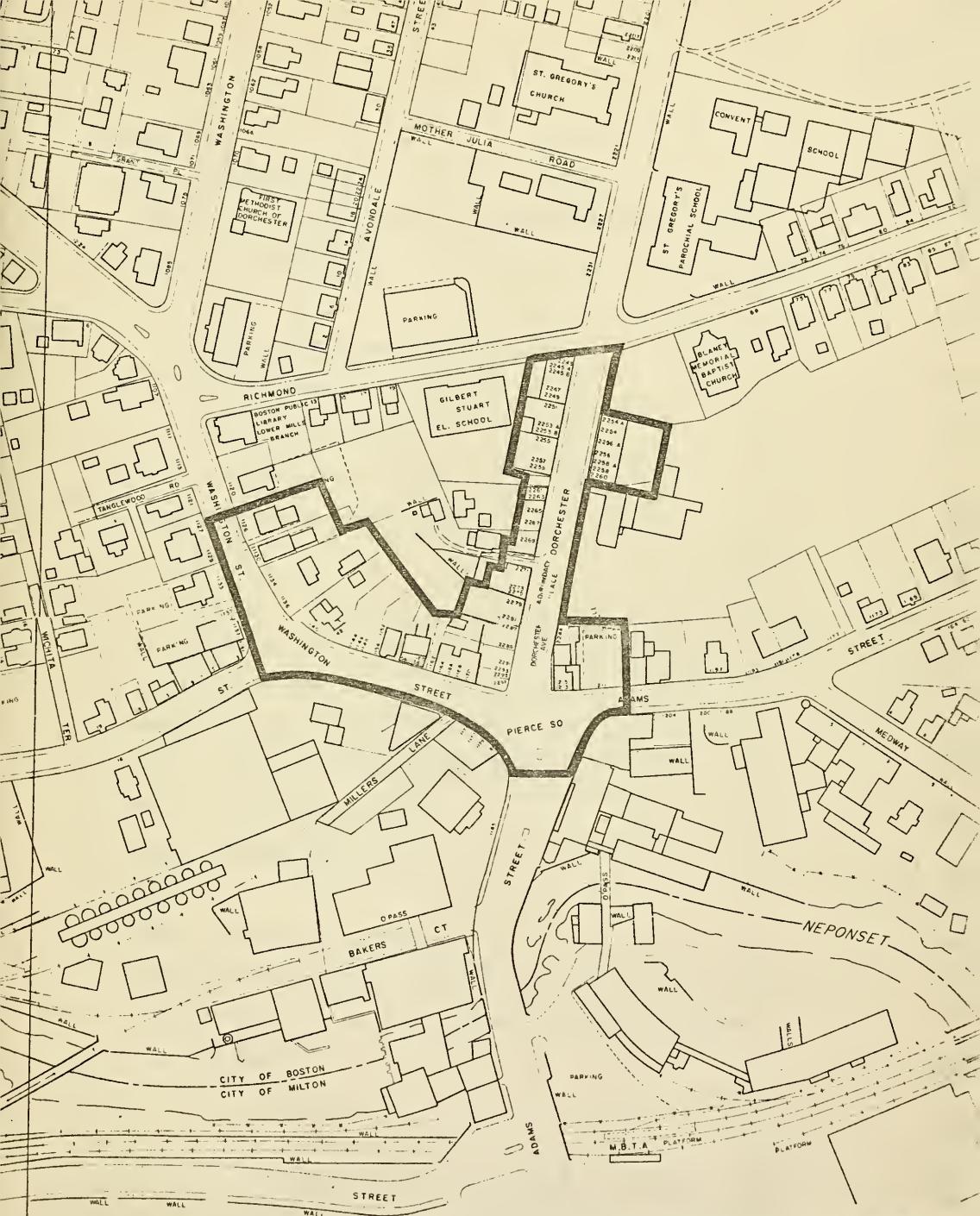
GALLIVAN BOULEVARD

748	Sonny's Auto Top
750	Neponset Welded Products
753	Vacant
754	Readville Auto Sales
755	Liquors
756	French Shriner Shoes
757	Stop & Shop Grocery
761	Mal's Department Store
770	Bickfords
780	New England Merchants Bank
775	Neponset Drive-In
715	Car Wash

NEPONSET AVENUE

391	Barber Shop
393	Shoe Repair
395	Berry Hardware
398	Minot School
400	Cannata's Pizza
402	Vacant
404	Barber Shop
406	Investigator
408	Residence
410	Rug Storage
412	Abet Rug & Flooring
413	Minot Glass Co.
413A	Residence
415	Residence

415A	Neponset Avenue	Modern Business Machines
417		Rooney's Tavern
459		Mark & Chris Auto Sales
465		Rayco Auto Service
469		Lounge
475		Investment Co.
488		Metropolitan Petroleum Co.
500		Brinks



PIERCE SQUARE



Pierce Square

1. Number of Acres: Seven
2. Existing Uses: Retail Commercial; Customer Parking
3. Existing Parking Areas:
 - a. Private
 - (1) 1211 Adams Street
 - (2) 1157 Washington Street
 - (3) 1133 Washington Street
 - (4) 1126 Washington Street
 - (5) MDC Lot on Adams Street
 - b. Municipal
 - (1)
 - c. Potential: None
4. Number of Retail Stores: Thirty-four
5. Number of Offices and Apartments: Thirteen
6. Number of Gas Stations: One
7. Number of Banks: None
8. Vacant: Five
9. General Condition of the Area:
10. Comments: The Pierce Square area is in relatively good condition and currently has little need for improved parking or amenities.
11. Priority: Low

Pierce Square

A. Description - Size - Location

Pierce Square is located in Dorchester Lower Mills near the Milton line. The Square is located at the junction of Dorchester Avenue, Adams Street and Washington Street. The retail stores are located primarily on Dorchester Avenue.

B. Type and Numbers of Stores

Pierce Square consists of fifty-eight businesses and residences. Approximately thirty-four are retail stores, four are residences, nine are offices, one gas station, five vacancies, and three institutional uses.

The retail stores include grocery store (First National), furniture, shoe, clothing, drug stores, laundries, barber and beauty shops, a bakery, and an import store. The area does not contain any banks which serve the financial needs of the community.

C. Conditions

Pierce Square is a small commercial area in good condition which serves the Dorchester community of Lower Mills. The area is served by the MBTA Ashmont extension trolley line. The stop is actually in Milton. However, it is only a short walk to the commercial area of Dorchester's Pierce Square.

D. Parking

Parking is available for shoppers behind stores at: 1133, 1137 Washington Street, 1211 Washington Street, and 1126 Washington Street. On street parking is also available in the area. In addition, there is an MBTA parking lot located at the trolley stop in Milton.

F F. Prior

E. Evaluation of Viability

The Pierce Square commercial area is a viable area. The stores are in relatively good condition and the goods and services provided are used by the local community. The area provides stores where weekly as well as daily shopping can be done.

F. Priority - Need - Effect

Pierce Square could benefit from the addition of improvements such as improved street lighting, the addition of street trees and other amenities. However; the area is in good condition and is viable. Improvements should be undertaken in marginal areas where improvements will not only have an aesthetic impact but also would stimulate private enterprise and economic development.

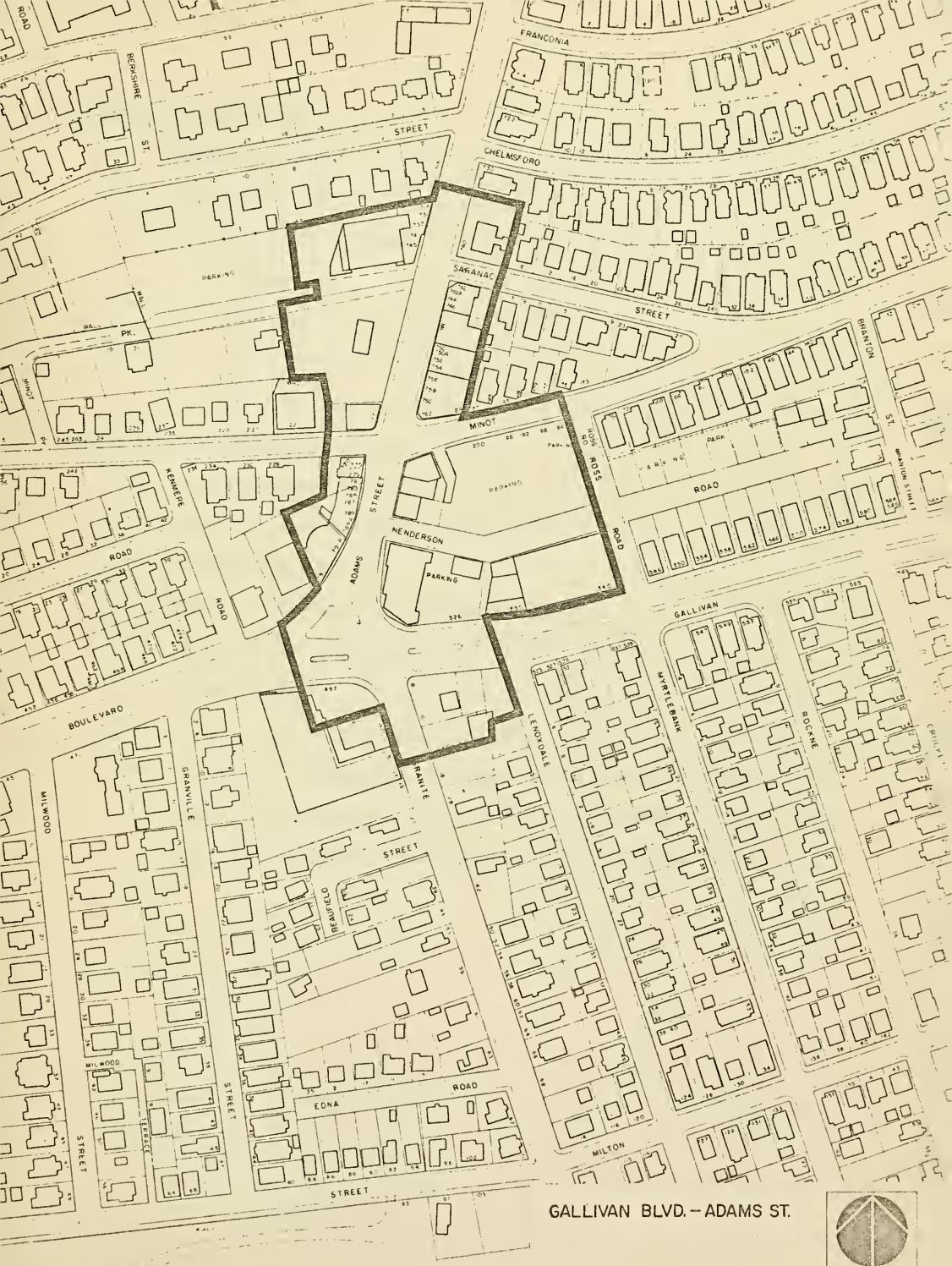
PIERCE SQUARE

2221	Dorchester Avenue	Rectory
2235		First National Stores
2243		Tessler Apothecaries
2251		Katrina's Pastry Shop
2251A		Lydia's Beauty Salon
2253		Laundry
2254		Lower Mills Supply
2255		Lawyer
2256		Hair Stylists
2256A		Barber
2257		Lower Mills Furniture
2258		Village Fashion Dresses
2258A		Delicatessen
2259		J. Ann Shoes
2261		Tavern
2263		Luncheonette
2265		Joy Cleaners
2267		<u>Barber</u> Shop
2269		Tavern
2269A		Tax Association
2275		McDonough Drug
2281		Paul Bros. Tire
2287		Insurance
2288		Vacant
2296		Liquors
2295		Vacant .
2297		Vacant

1137	Washington Street	Orlando Fruit Company
1140		Funeral Home
1141		International House Imports
1152		Ceramic Studio
1153		Gas Station
1156		Pizza
1158		Vacant
1160		Residence
1161		McDonald's Variety Store
1162		Vacant
1162A		Residence
1163A		Residence
1164		Residence
1165-1167		Pagar Studio
1166		Vacant
1168		Barber Shop
1169		Pagar Building
1170		Hair Stylist
1171		Realty
1175		Nursing Home
1190	Adams Street	Fabreeka Products
1197		Physician
1200		Dorchester Manufacturing Company
1205		Kiley Caterers
1213		Residence
1220		Hamill Door Closers

1231	Adams Street	State Welfare
1235		Malcolm Manufacturing Co.
1245		Ford Real Estate
1245		Milton Inc. Clo
1245		Paley Manufacturing Men's Clothing

Ec/19



GALLIVAN BLVD. - ADAMS ST.



Adams/Gallivan Boulevard

1. Number of Acres:
2. Existing Uses:
3. Existing Parking Areas:
 - a. Private:
 - 1) 526 Gallivan Blvd.
 - 2) 200 Minot Street
 - 3) 18 Granite Avenue
 - b. Municipal: None
 - c. Potential: None
4. Number of Retail Stores: Thirty Five
5. Number of Banks: Three
6. Number of Offices and Apartments: Seven
7. Number of Gas Stations: Two
8. Vacant: None
9. General Condition of the Area: Good
10. Comments: The Adams/Gallivan commercial area is in relatively good condition and has little need for improvements at this time. The existing parking is adequate to meet the present demand.

Adams/Gallivan Boulevard

1. Description - Size - Location

The Adams/Gallivan Boulevard commercial area is a class "C" commercial area. The area is located at the junction of Adams Street and Gallivan Boulevard. The area serves lower Dorchester and is located approximately halfway between Peabody Square and Neponset Circle.

2. Types and Numbers of Stores

The commercial area located at Adams Street and Gallivan Boulevard contains approximately thirty five retail stores, three banks and two gas stations. The retail stores provide all the goods and services usually found in a typical community shopping area. The area contains a 5 & 10, a hardware, shoe store, a variety, three groceries, several cleaners, laundry's, beauty and barber shops.

3. Conditions

This commercial area is in relatively good condition. The area is primarily a strip commercial area extending along Adams Street and Corner Commercial at Gallivan Boulevard. The area has little need for improvements at this time.

4. Parking

Parking is available in the area on Minot Street, Gallivan Boulevard and also on Granite Avenue. On-street parking is also available. It appears that the existing parking supply is adequate.

5. Evaluation of Viability

The Adams/Gallivan Commercial area is a viable community shopping area. The area contains a number of grocery, shoe and apparel stores which serve the community. The area is not deteriorating and should remain viable for some time to come.

6. Priority - Need - Effect

The commercial area is in good condition and improvements are not vital for the continued viability of the area. Trees should be installed along Gallivan Boulevard. However, the priority for improvements to this commercial area is substantially less than several of the other commercial areas in Dorchester. Priority, based on need and effect is quite low.

ADAMS/GALLIVAN BOULEVARD

ADAMS STREET

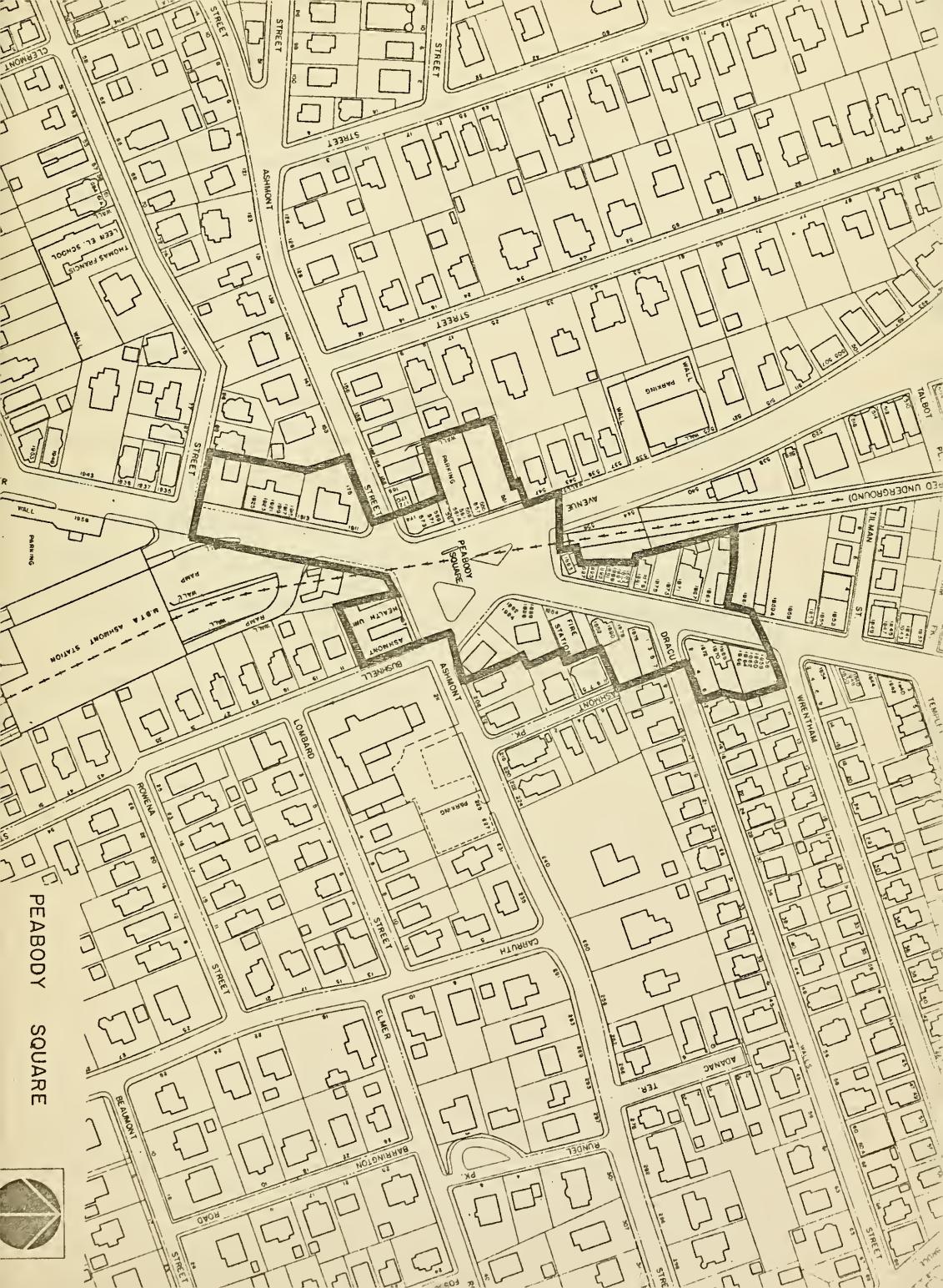
742-44	Lopez Florist
746	Lee Pharmacy
748	Laundromat
748A	Adams 5 & 10
750	Adams Village Restaurant
754	Cleaners
756	Beauty Shop
758	Kee's Market Grocery
761	Gas Station
762	Adams Hardware
771	Auto School
772	Adams Variety
773	Adams Pharmacy
775	Casali's Grocery
776	Luncheonette
778	Liquors
779	Barber Shop
780	Dorchester Credit Union
780A	McCarthy's Shoe Store
781	Harry's Shoe
782	Dorchester Minot Co-op Bank
783	Hair Stylists
784	China Sky Restaurant
785	I M's Dress Shoppe
786	Major Auto Parts
787	Joseph's Buffet Catering
789	Wong's Laundry
789A	Adams Delicatessen

891	Adams Street	Barber Shop
793		Adams Fish Market
795		Eire Pub
852		Residence
856		Residence

GALLIVAN BOULEVARD

489		Jordan Advertizing Co.
494		National Shawmut Bank
497		Gas Station
500		American Legion
512		Dentist
516		Cleaners
525		Residence
527		Del's Radio & T.V. Sales
529		Residence
531		Residence
537		Residence
540		Norge Cleaners
		Purity Supreme Market
610		Grayson Tire Co.
512		Lenoco Gift Shop
614		Phillips Glass
616		Turner Co.
618		O'Neills Florist
620		Flair Salon
624		The Shoe Rack
625		Residence
630		McDonald Kitchens
635	Vacant	

637	Vacant	Gallivan Blvd.
638		Mod Male Retail Stores
639		Residence
640		Lenox Cleaners
650		Playground
651		Gas Station
660		Dairy Queen
663		Oscar's Auto Repair
664		Monuments
680		Auto Sales
703		Gino's
705		Drive-In Paint Mart
710		Gas Station
720		Gas Station
729		Gas Station
740	Vacant	



Peabody Square

1. Number of Acres:
2. Existing Uses: Retail Commercial
3. Existing Parking Areas:
 - a. 1956 Dorchester Avenue
 - b. 225 Ashmont Street
4. Number of Retail Stores: 27
5. Number of Banks: None
6. Number of Offices & Apartments: Eleven
7. Number of Gas Stations: Two
8. Vacant: Seven
9. General Condition of Area: Good
10. Comments: This area is a secondary retail commercial which provides the local Ashmont community with the necessary convenience type goods and services.
11. Priority: Middle

Peabody Square

A. Description - Size - Location

Peabody Square is a small secondary retail commercial area. The square is located at the junction of Ashmont Street, Dorchester Avenue, and Talbot Avenue. The area is a small strip commercial area of approximately two acres. The retail area is primarily on Dorchester Avenue. With three stores on Ashmont Street and four stores on Talbot Avenue.

B. Types and Number of Stores

Peabody Square contains twenty seven retail stores. These include a small grocery, a hardware, two pharmacies, a beauty parlor, barber shop and several doctor's and dentist's offices. The area lacks a large grocery or department store. The area primarily functions as a small neighborhood oriented commercial area.

C. Conditions

The Peabody Square area is in relatively good condition. The buildings appear sound and are reasonably attractive. Dorchester Avenue, the primary street, is a major collector distributor road. The avenue carries a large volume of traffic and lacks sufficient trees. Across for pedestrians is also difficult.

The MBTA Ashmont Station is located in the Peabody Square area. This is the last stop on the Red Line. From this stop a trolley continues to Mattapan Square. Thus Peabody Square is connected with the downtown by rapid transit and also connections can be made to the other rapid transit and also connections can be made to the other rapid transit lines.

D. Parking

The nature of the Peabody Square does not demand a lot of long term parking spaces. The demand is for short term spaces. Thus the available supply is adequate. This supply consists of on street parking and off street parking at 225 Ashmont Street 525 Talbot Avenue and a commuters parking lot at 1956 Dorchester Avenue.

E. Evaluation of Viability is viable as a neighborhood commercial area. The goods and services provided in the area fill a valuable part of the neighborhood's needs. Convenience items are provided as opposed to weekly shopping.

F. Priority - Need - Effect

Peabody Square as is true of most of the City's shopping areas, could use some improvements however the need for improvements is not vital. The addition of street trees and amenities will aesthetically enhance the area. However it will probably not stimulate private development and economic growth. Thus the priority of this area is middle.

PEABODY SQUARE

1855	Dorchester Avenue	ASCO Hardware
1857		Atlantic Chemical & Supply
1859		Century Cleaning Corp.
1860		Fred's Auto Repair
1861	Vacant	
1863		Apartments
1865A		Weider Plumbing & Heating
1866		Hild Floor Machine Co.
1868	Vacant	
1870		Apartments
1872		Hild Floor Mach Co. Strge
1876		Peabody Tavern
1879		Wong Laundry
1888		Optician
1879		Page Boy Coffee Shop
1880		Residence
1881		Lawyers
1882		Peabody Sq. Pharmacy
1883		Cleaning co.
1884		Fire Station
1885		Berggren's Radio & TV
1886		Gas Station
1887		Cabot Home Improvement
1889	Vacant	
1895		Englewood Diner
1913		O'Brian Grocery & Liquors
1915		Barber Shop
1917		Ashmont Lock & Key

1919	Dorchester Avenue	Joey's Sub Shop
1921		Ashmont Cafe
1930		MBTA
1931		Gas Station
551	Talbot Avenue	Ashmont Auto Repair
554		Ashmont Auto School
555		Ashmont Grille
567		Dentist
569		Apartments
571		Podiatrist
573		Ashmont Drug Co.
166	Ashmont Street	Lawyer
168		Peabody Beauty Box
170	Vacant	
172		Barber Shop
175	Vacant	
191		MBTA
195		Ashmont Medical Center
208		Orthodontist
209		Church
212		Dentist
218	Vacant	
220	Vacant	



